

The resident



THE PEARL OF CHELSEA
Bibendum launches its
new oyster bar

A LIFE IN PICTURES

Photographer Terry O'Neill reveals the
memories behind his iconic images

January 2014

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Official fuel economy figures for the BMW i3: mpg N/A, CO₂ emissions 0 g/km, nominal power output (electric motor) 75/102 kW/hp at 4,800 rpm; peak power output (electric motor) 125/170 kW/hp, total average energy consumption per 62 miles/100 km (combined cycle) 12.9 kWh, customer orientated range 80-100 miles, total range (combined cycle) 118 miles. Official fuel economy figures for the BMW i3 with Range Extender: mpg 470.8, CO₂ emissions 13 g/km, total average energy consumption per 62 miles/100 km (weighted combined cycle) 11.5 kWh, customer orientated range without use of Range Extender 75-93 miles, weighted combined cycle total range 211 miles, weighted combined cycle range without use of Range Extender 106 miles. Official fuel economy figures for the BMW i8: mpg 113, CO₂ emissions 59 g/km, power output (engine) 170/231 kW/hp, power output (electric motor) 96/131 kW/hp, total average energy consumption per 62 miles/100 km (weighted combined cycle) TBC, customer orientated range TBC, total range (combined cycle) >310 miles. Maximum electric range value 22 miles, common average electric range value (e-Drive only) 16-22 miles. The BMW i8 is a plug-in hybrid electric vehicle that requires mains electricity for charging. Data subject to confirmation.

Figures may vary depending on driving style and conditions.

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JANUARY 2014



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The Resident's bumper property section starts here

❖ On the cover: a garden flat in Parkside portered block boasting three bedrooms. On the market with Hobart Slater, 020 7581 8277

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Faye Dunaway, 1977,
photographed by
Terry O'Neill



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Find out more about the new-look Bibendum on page 80

This month's contributors



Tom Parker Bowles

Tom Parker Bowles is a real foodie's foodie, and a jolly nice chap to boot. He is a food writer and broadcaster of some repute. When he's not discovering the best food in London you'll find him at home with his wife Sara and their two children

Alexander Larman

Alexander Larman is a writer and journalist, and has been a long-time contributor to the food and profile pages of *The Resident*. This month, he speaks with Simon Hopkinson and Matthew Harris about the new look Bibendum Oyster bar



Judith Wilson

Judith Wilson is *The Resident*'s longest serving contributor, editing the interiors section. This month she interviews renowned designer Kelly Hoppen MBE about her latest book, which aims to put the design power in the hands of the customer



The Michelin Man

Like many babies who were born a little horizontally challenged, in my early years, I had the unfortunate nickname of The Michelin Man. It was an early gift, a little homage to my sausage-link arms.

Sadly, it's left me with a slight phobia of the tyre mascot, which proved a little tricky the first time I ever set foot in Bibendum. Sipping wine and admiring the décor, I looked a little closer, and saw my childhood tormenter coming at me through a stained-glass window on a bicycle. But, even with the ghosts of my childhood on the walls, I still fell in love with it. There aren't many places in London you can sit in a renovated tyre factory, and order a plate of escargot.

Our old Chelsea favourite often gets a hard time for living a little too far in the past but the recent launch of the Bibendum Oyster bar silenced the naysayers, bringing in a whole new menu and redesign. Find out how it happened on page 80.

Also this month, we speak to another London icon, photographer Terry O'Neill, whose camera lens captured the essence of the 60s. As he prepares to showcase his 'best of...' collection at The Little Black Gallery, we catch up with Terry to talk about his days in the company of Frank Sinatra, why he thought The Beatles wouldn't make it, and his nights at Ronnie Scott's with Ava Gardner.

I hope you enjoy this issue.



Photographer: Neil Cooper

C. McCabe

Catherine McCabe
Editor, *The Resident*

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SMARTY PANTS

Notting Hill lingerie boutique Dolci Follie celebrated its win at the UK Lingerie Awards recently after being recognised as Independent Retailer of the Year for the second time. The event took place at the Freemason's Hall in Covent Garden, where Dolci Follie's owners Simona and Mariko accepted the accolade with pride.

✦ dolcifollie.co.uk



LOCAL LIFE

This month's essential news from your neighbourhood



ART & ANTIQUES

The Mayfair Antiques & Fine Art Fair returns to The London Marriott hotel, Grosvenor Square this month, showcasing rare pieces from more than 45 specialist dealers. The event is a collector's dream, offering a varied mix of antique and designer jewellery, clocks and vintage watches. The Mayfair Antiques & Fine Art Fair will take place Thursday 9 to Sunday 12 January 2014, tickets £10.

✦ The London Marriott Hotel Grosvenor Square W1K 6JP; mayfairfair.com



COMING UP ROSES

Masters of homewares and cosy winter clothes, Cabbages & Roses recently opened a new Chelsea store on Sydney Street. Visitors to the new venue can expect a country-inspired mix of British-made fashion and interiors. New fabric collections, set to be introduced once a year, will mirror the label's varied selection of interiors.

✦ 121-123 Sydney Street; cabbagesandroses.com

GET IN TOUCH...



If you are on Twitter then follow us to find out about what we are up to and tweet us if you have any local news stories you think are worth a mention. We are on @theresidentmag and are waiting to hear from you!



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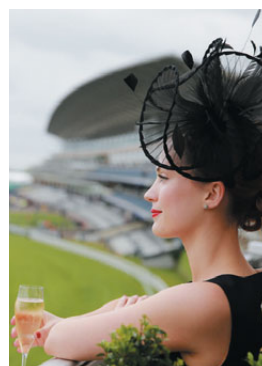
Beckingham Palace

After a long spell renting in Kensington, it seems David and Victoria Beckham have finally found their dream family home in the K&C borough. It's rumoured that Victoria's friend and trusted interior designer, Kelly Hoppen MBE has been tasked with decorating their new home. David and Victoria are already showing their community spirit, having recently donated designer clothes and shoes to the British Red Cross shop in Chelsea in support of the victims of Typhoon Haiyan in the Philippines, which were snapped up by the crowds.



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Taylor made

READERS AND fashion fans flocked to Charlotte Taylor's Ellis Street store on Thursday 21 November to enjoy an evening of Christmas shopping, cocktails and canapés. Competition winner Shazia popped in with friends and family to have a browse after winning our incredible prize of a Charlotte Taylor outfit up to the value of £1,000. Here's some snaps of the night...

STYLE NOTE

Charlotte Taylor showcased one of her own designs, the circus pink mini dress on the night



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State of the art

Georgina Khachadourian, director of Pullman Editions, on why Art Deco posters have never been more popular in high-end interiors

HOW DID YOU COME UP WITH THE CONCEPT FOR PULLMAN EDITIONS?

My husband, Simon Khachadourian, founder of the Pullman Gallery (pullman-gallery.com) has dealt in important original vintage posters for over 30 years. Having seen prices of Art Deco posters in particular explode over the last decade or so, we saw a gap in the market for more affordable decorative posters, that incorporate the iconic design elements from the 1920 and 1930s, which are so sought-after.

HOW WOULD YOU DESCRIBE 'ART DECO' POSTERS?

Art Deco posters from the 1920s and 1930s are typically very stylised, with use of straight lines, bold graphics, distinctive lettering and produced using a limited colour palette. The modern interpretation of Art Deco is actually quite different – nowadays people want brighter colours and more detail than most vintage posters contain.

WHAT IS YOUR PERSONAL FAVOURITE?

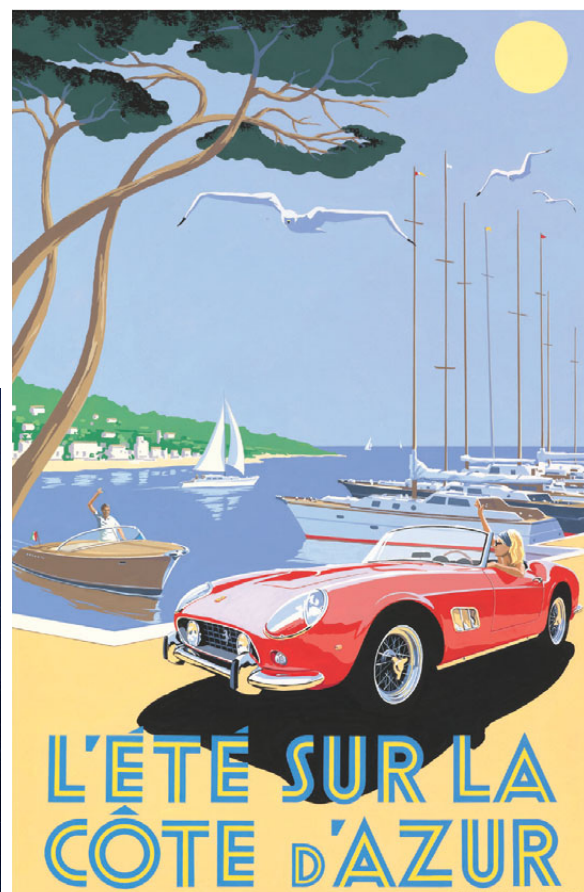
My favourite poster is the 'Route du Soleil' by Charles Avalon. This was inspired by A. M. Cassandre's 'Route Bleue' – arguably the best poster artist of the Art Deco period – and features a



Ferrari 365 GTB/4 'Daytona'. It reminds me of driving holidays spent with Simon in South of France.

WHY DO ART DECO POSTERS MAKE A GREAT GIFT?

Art Deco has a timeless style and posters produced during this period, as well as modern interpretations, are extremely decorative, fun and colourful. Our limited edition posters make great gifts because they evoke memories of holidays and happy times spent with loved ones. Many of our customers will gift a poster because it's where they ski with their family every year, or where they got engaged or married, so that place has a special meaning to them.



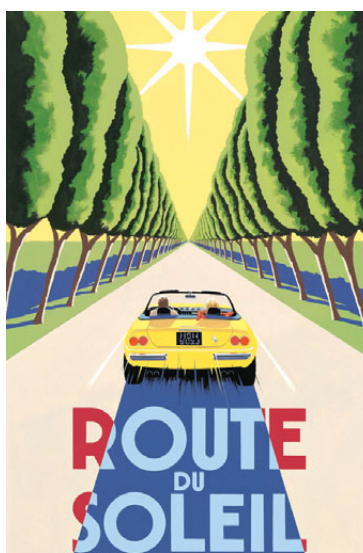
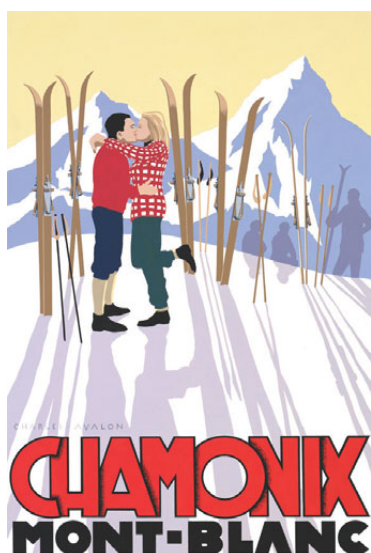
DO YOU HAVE POSTERS TO SUIT A RANGE OF BUDGETS?

Our posters are all priced at £395 so, whilst being a lavish gift, they are affordable.

WHAT DO YOU EXPECT WILL BE YOUR BEST SELLER FOR THE NEW YEAR?

It's always difficult to predict what the best-selling poster will be in any given month, but as winter has well and truly arrived, and people are thinking about skiing holidays, I'd say it will be one from our 'ART DECO IN THE ALPS' collection.

✦ 94 Pimlico Road SW1W 8PL; pullmaneditions.com



Photography

ROCK 'n' BREAD ROLL

We all think we know what the typical diet of a musician involves, but not according to a revealing exhibition at Quaglino's restaurant, which details the favourite foods of 60 musicians. Taken from the *Love Music Love Food* book, produced in aid of the Teenage Cancer Trust, the images, taken by award-winning photographer Patrice de Villiers, show outlandish portraits of stars pictured with their favourite delicacies.

While it may not be surprising that Noel Gallagher favours Yorkshire Tea, other revelations are more intriguing such as Cliff Richard's passion for curry, and Johnny Borrell's love of salmon. The striking portraits can be seen from now until the 2 January inside the restaurant's art-deco inspired dining room, where guests can peruse the artwork before dining or having a cocktail or two in the mezzanine bar. All proceeds go to the Teenage Cancer Trust.

♣ 16 Bury Street, SW1Y 6AJ; 020 7930 6767; quaglinos-restaurant.co.uk



Above: Noel Gallagher; and below, Coco Sumner. Images courtesy of Love Music Love Food in aid of Teenage Cancer Trust. Original concept & images by Patrice de Villiers.

Food

A slice of Scotland with a twist

Restaurant Min Jiang is celebrating Burns' Night on 25 January with a Chinese flavour. The team have created a new three-course menu featuring Char Siew Haggis Puff, Sesame Prawn and Haggis Toast, and Bi Feng Tang Haggis with Garlic and Chilli, paired with the finest whiskey from Dalmore. £35 per person.

♣ Royal Garden Hotel, 2-24 Kensington High Street, W8 4PT; 020 7361 1988; minjiang.co.uk

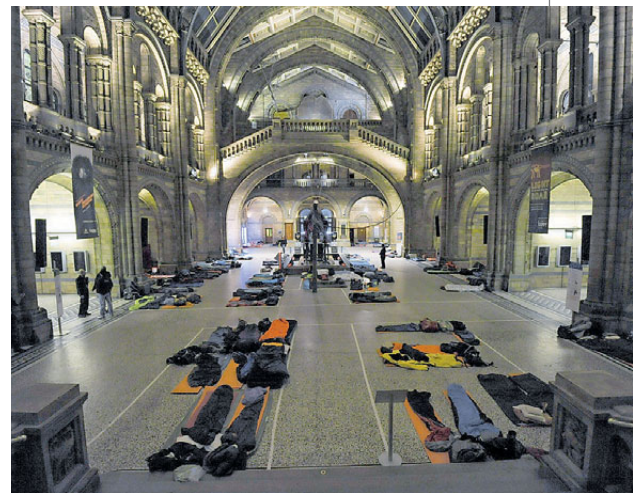


Photography

Say Cheese

Take a trip down memory lane at the Science Museum this January. *Only in England: Photographs by Tony Ray-Jones and Martin Parr* exhibits work by two photographers fascinated by the eccentricities of English social customs. Tony Ray-Jones spent the late 1960s touring England, photographing what he saw as a disappearing way of life. The exhibition showcases archived images by Ray-Jones alongside a selection of the photographer's work, chosen by Martin Parr, from a massive selection of negatives stored in the National Media Museum's Ray-Jones archives. Parr will also be exhibiting some of his own rarely seen 1960s and 70s series, *The Non-Conformists*.

❖ Book tickets at sciencemuseum.org.uk



Event

DINO SNORES FOR GROWN UPS

For those who have always wanted to fully immerse themselves in the world of fossils, dinosaurs and the animal kingdom, there is the unusual option of staying overnight in the Natural History Museum halls. Originally a children's event, *Dino Snores* has been so successful that the curators have decided to let the adults in on the fun. Activities include late night access to galleries, a three-course dinner, all-night films, and breakfast the following morning.

❖ Natural History Museum, 020 7942 5589; nhm.ac.uk

Show

A SPELLBINDING SPECTACLE

The spectacular Cirque Du Soleil returns to the Royal Albert Hall this month with their most dazzling show to date. *Quidam* celebrates the nameless passer-by, the person living lost amidst the crowds in an all too anonymous society. The story features a girl named Zoe who is stuck in limbo as her life has lost all meaning. Seeking to fill the void of her existence, she slides into an imaginary world – the world of *Quidam* – where she meets characters who encourage her to free her soul. Join the Cirque Du Soleil cast as they take you on a journey you'll not forget. Runs until 16 February.

❖ Tickets from £77.50, concessions are available; royalalberthall.com



Masterclass



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Mark Hix will be hosting a series of Fish n' Hix masterclasses at Rocco Forte Brown's Hotel this month for those who want to learn valuable filleting and fish preparation skills. The masterclass, £185 per person, includes a two hour teaching session, a three-course feast and a signed Mark Hix cookery book. To book, call Juliet Atkins at Brown's on 020 7518 4163.

❖ brownshotel.com

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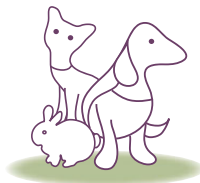
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Parting SHOT

For more than 50 years he's photographed, befriended and even married some of the biggest names in show business, now photographer Terry O'Neill gets ready to share his greatest hits

Jean Shrimpton and Terence Stamp, London, 1963



Photographs by Terry O'Neill, words by Catherine McCabe

Not many men would have the gall to drag Faye Dunaway out of bed for a photograph at dawn – especially not with a post-Oscar night hangover, but that didn't stop photographer Terry O'Neill.

At 6:30am, in the afterglow of her Best Actress win for her performance in American satire movie, *Network*, the photographer snapped his then-wife looking elegantly dishevelled in a silk dress, surrounded by newspapers, her Oscar statuette bathed in the Southern California sunlight. The image went on to become one of his most celebrated,



Brigitte Bardot on the set of *The Ballad Of Frenchie King*, 1971

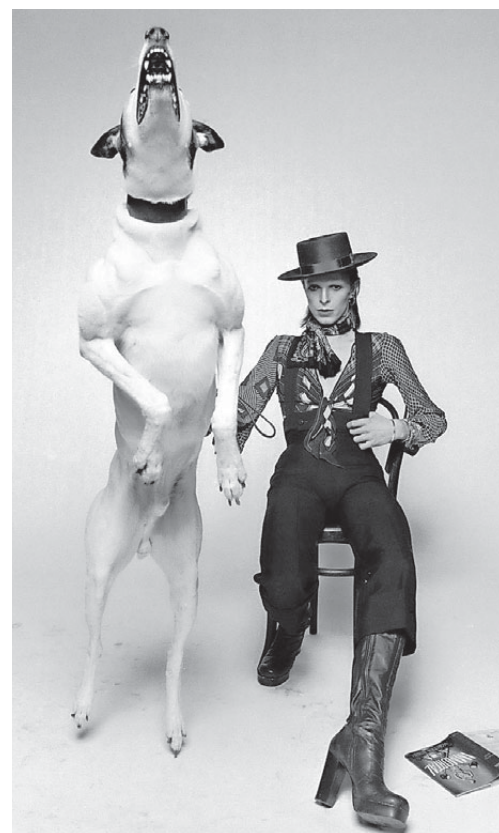
one that captured the kind of glamour Terry believes is lost on the world of contemporary celebrity.

He's worked with everyone from Hepburn to Sinatra, but when I ask if there are any big names he still wants to photograph, the answer is a firm no. 'Because they are nobody,' he says, shaking his head. 'There were so many talented people in my time, I don't know why they are not around anymore. The only one who I thought had real promise was Amy Winehouse, she would have been a great jazz singer. Rihanna and all this, it's not my cup of tea.'

In the basement of The Little Black

Gallery, dressed in light Levi jeans and a squeaking leather jacket, a 75 year old Terry O'Neill is all set to convince me why nothing will ever compare to the 60s, and he has the yarns to prove it. This is a man who dated Jean Shrimpton, married Faye Dunaway and Vera Day and introduced Ava Gardner to Ronnie Scott's Jazz Club. Basically, he's the man that made the 60s swing.

Terry is certainly no curmudgeon – he spends much of our interview laughing that gritty Romford laugh of his – but it's easy to see why he's nostalgic for the glory days. At the start of his career, he would sit in the Ad Lib club in Soho with



David Bowie, *Diamond Dogs* shoot, 1975

I don't think you have to fancy your subject, I never fancied Elton John, but you have to really like them

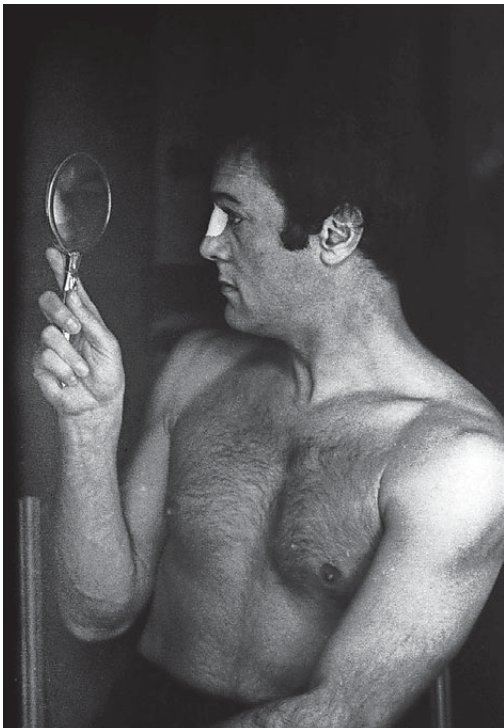
a combination of The Beatles and The Stones, discussing what 'real' jobs they would find when their success came to an end. 'Ringo wanted to open a chain of hairdressers, because his wife was one. I probably would have worked in a bank. We were just enjoying it. Chelsea isn't like it was then. Everyone had a chance, and everything was to do with youth. Nothing seemed to be expensive, you could get a flat for next to nothing. Nobody did anything for money, money just came.'

In a Britain where youth unemployment is at an all-time high and property ownership is little more than a pipe-dream for most under-30s, stories of those carefree days make me want to jump into one of those monochrome memories on the gallery's wall.

Terry developed his candid style early on, when he took a job as a photographer with the British Overseas Airways Corporation. At the time, he was a jobbing jazz drummer, and wanted to become an air steward for a cheap route to the US. It was a strange time for photography, when a career could begin with one image, and Terry's was taken by



We all used to sit around wondering what jobs to get when it was over – Ringo wanted to open a chain of hairdressers



Jean Shrimpton at a Dolls' Hospital, 1964

Tony Curtis in make up for The Boston Strangler, 1968



Joan Collins, 1970s

chance, when he photographed a sleeping man in the Heathrow waiting room. That man just happened to be Rab Butler, the then Home Secretary. The image later appeared on the front page of the Daily Dispatch, and suddenly, Terry landed a job with a paper called The Daily Sketch.

As one of his first assignments, he was sent to a studio to photograph a new band recording a song called *Please, Please Me*, 'and it was The Beatles, I just thought 'they were alright', I had no idea they were going to go and take over the world. I knew The Stones were better in the beginning because they were playing the American Blues, but the way The Beatles progressed in that short time was incredible.'

It's Terry's one-to-one portraits that make up his most iconic shots. With his female subjects – Ava Gardner, Brigitte Bardot, Audrey Hepburn – the sexual reciprocity channels through the frame. Though he scoffs when I remind him of his one-time claim that you 'have to fancy' your subject. 'I think fancy is a bit strong, I mean I never fancied Elton John but, you know... you have to really like them.'

When it comes to Ava, he has only one word, 'stunning.' Terry became fast friends with the star on a film set, bonding over their mutual appreciation for jazz. It was a friendship that led him to some of his greatest work. Ava penned him a letter of

introduction to her ex husband, Frank Sinatra. 'He took the letter and said 'right you're with me.' And I was, on and off, for the next 30 years. He was an incredible man – one mistake and you'd be out, but it was a great way to live.' He followed the singer everywhere but the toilet for two weeks, famously capturing him in a stroll along a boardwalk, flanked by his Mafioso entourage. 'The funny thing about Frank was all he wanted to do was hear lovely things from Ava. One time I was sitting with her, the phone goes and it's Frank, asking her if she'd listened to his new record with Duke Ellington. She sort of slowly picked the album apart. I could hear him wilting down the phone. It was awful. But he loved her so much.'

His latest exhibition at The Little Black Gallery, titled *The Best of Terry O'Neill* broaches that question every photographer fears – does he have a favourite? It's like picking a favourite memory, he says, but sultry image of Brigitte Bardot gripping a fat cigar in her famous pout still brings him a great deal of pride. 'I was on the last frame on the roll of film, the wind blew and I just took it and hey presto, it turned out to be a winner. My ambition is to get that on the back of an Air France aircraft, and name the plane Brigitte. She was fab, but never spoke English, it's a shame she didn't, she would have become a superstar.'



Frank Sinatra, 1968

Some of his most intimate portraits are those of his ex-girlfriend, British model, the doe-eyed Jean Shrimpton. 'She was a fantastic girl Jean, she is one of the people that I really truly admire, she walked out at the top of her game, packed it all in, opened a hotel. When all the guys were doing fashion, I used to go and photograph her on the farm.'

Terry was even given the chance to capture the image of a cultural and political icon, the late Nelson Mandela; 'I was hired as his birthday present for a week to take his photograph. When he left and he gave me a little wave from the car, I nearly burst into tears because I realised I had been in the company of a truly great man. Sinatra was big, all these people are big – but he was great.'

Today, however, he scarcely picks up a camera – his last jobs were a shoot with football legend Pelé and a brief campaign with Hackett featuring Pierce Brosnan (he is, after all, the only photographer in the world who has shot every single Bond). It's a world of PR and paparazzi governed photography that leaves him cold, he says, 'there's no closeness in the pictures – they are all set up. When I was in New York, I remember seeing this magazine called *Hola!*, the original, and I thought, if this comes out in England it'll be the beginning of the end, and it was.'

His passion now lies with sport, watching cricket, Grand Prix and Chelsea Football Club at the weekends. And he insists that none of his own work hangs in his Battersea home, instead, he adorns the walls with figures of his first love, jazz, 'I have a shot of Charlie Parker, Miles Davis, B.B. King and one of Dizzy Gillespie,' he says. But still, he travels the world, touring his images from one exhibition to another like old friends. Does he never get tired of

staring at those same monochrome faces every time? 'No it's funny, you'd think I would wouldn't you – but I never do, they hold too many memories. I have an incredible archive, and I've had an incredible life,' he says, kicking back in his chair, cracking a self-satisfied grin.

♣ The Best of Terry O'Neill is on show from
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Audrey Hepburn, 1967



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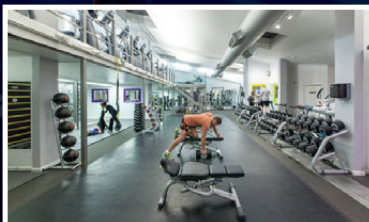
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Above: Creative Director Diego creates a chic hairstyle. Right: products from the Sachajuan range



NATURAL beauty

Hair boutique Joe's Salon uses cutting-edge products to keep locks glossy. Owner Joe Mehmet and Creative Director Diego Miranda tell us more

WHAT IS THE ETHOS TOWARDS HAIRCARE AT JOE'S SALON?

We believe in beautiful, healthy hair with vibrant strong haircuts and optimum condition within the hair.

WHAT DOES A CONSULTATION WITH A CLIENT INVOLVE?

We take into consideration our clients' lifestyles, face shapes, condition of the hair, colours and their vision on how they want their friends to see them, all within the guidance of our expertise.

WHAT TREATMENTS DO YOU OFFER TO HELP CLIENTS REJUVENATE AND NOURISH THEIR LOCKS?

We are one of the flagship salons for the Hippy & The Holistics brand – which is like no other on the market. It uses a simplistic three-step nourishing product

that delivers keratin organically into the hair. The days of over-processing hair with chemically keratin-infused heat treatments are over. This is the new generation of keratin products. We pride ourselves in aligning the salon with innovative products and we buck the trends of other hairdressers in carrying established brands.

WHAT IS THE MOST POPULAR TREATMENT AT JOE'S SALON?

Restore. We use this as a pre-wash treatment where we treat the scalp with an intensely soothing massage for five minutes, breaking down the molecules that cause the hair to be oily and heavy. It gets the hair ready for a really good shampoo to result in a beautiful blow dry, no matter what hairstyle, without drowning the hair with too many styling products.

WHAT ARE YOUR MUST-USE PRODUCTS AT THE SALON?

For styling, our go-to product is Sachajuan, a product range from Sweden. All the products are infused with Ocean Silk Technology, in which valuable proteins and minerals are extracted from sea algae. They give

hair maximum shine, volume, stability and care without making the hair heavy. The range has won the *ELLE* beauty awards, amongst others. It is the ideal partnership for us as they mirror our ethos of not using products with excessive ingredients.

WHAT ARE THE MOST COMMON HAIR PROBLEMS YOU SEE FROM CLIENTS DURING WINTER?

We find hair is generally over processed with chemicals making it less vibrant, very dull, dry and static.

DIEGO, WHICH CELEBRITY HAIRCUTS OR STYLES HAVE YOU BEEN MOST PROUD OF?

I have worked with numerous celebrities from David Bowie to Scarlett Johansson, and I am proud of all the styles that I have created, but the one ultimate client I would like in my chair is the Queen.

JOE, WHAT ARE YOUR HAIR TREND PREDICTIONS FOR 2014?

We will see shorter, sleeker, sharper haircuts trending, potentially with stars such as Jennifer Aniston and Pamela Anderson. Ladies no longer want to have the same identikit hair of long curls and want something that pops out and stands out on its own.

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Kelly Hoppen MBE on how to steal the 'Kelly' look for your home, plus we start afresh for the New Year with the brightest pastel buys



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Design MASTERMIND

Judith Wilson speaks to queen of taupe herself, Kelly Hoppen MBE about her plans to help everyone become their own interior designer

Kelly Hoppen needs no introduction. She is not just a global interior designer to the stars, or a designer of hotels, restaurants, offices and aircraft, she has also created a string of licensed interiors products in her name, owns her own interior design school and is the latest Dragon on BBC2's *Dragons' Den*. All this, and she has just written her eighth interior design book, *Design Masterclass* (Jacqui Small, £40), which recently shot straight to number one in the Styles and Décor category on Amazon.

Her success may seem effortless, but Kelly has spent over three decades refining her signature style, asserting that it has 'evolved a lot' over the years, but not into bright colours and trend-led patterns. From the start, her 'look' has been firmly based around a tranquil neutral palette and soothing symmetry, a trademark finish oozing quiet luxury. It has certainly hit the spot with

She has created everything from lighting and fabrics to furniture, paints, candles and even taps

the general public: ever since she started partnering with licensees, she has created everything from lighting and fabrics to furniture, paints, candles and taps. She even sells own-brand bed linen on QVC.

Yet with success comes gentle frustration. 'People want to copy my look, but they don't always get it right, and it



Above: Kelly Hoppen, and left; the TV star with the *Dragons' Den* investors

drives me mad!' Kelly says. 'It's even little things, like getting the width of a band on a cushion wrong.' She has written *Design Masterclass* to hold readers' hands, to help them achieve the exact look first time round, to 'fast forward' the process. But she has also deliberately targeted interior design students. With her TV commitments, Kelly does not currently have time to teach at her design school. Instead, she has distilled her experience straight into the book. 'Few designers share their knowledge,' she says. 'There is nothing I wouldn't share - I want this book to be a bible.'

And she's not far off. There are chapters on Groundwork and Design Considerations, Designing Rooms and Project Management, and Kelly maintains an informative, unpatronising tone. But is it, one wonders, really possible to create the Kelly Hoppen look on a shoestring?

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Kelly's latest book offers tips on how to achieve her clean and contemporary look for your home, starting with her trademark neutral palette and luxurious finishes

successful interiors scheme, Kelly's basic rule is to begin with linen. Does she have the perfect version? 'It depends on the room and the design,' she says. 'I have thousands of linens at my disposal, and linen can be glazed or flat, interwoven or mixed with velvet.' What really matters is a neutral tone. Asked if she is a fan of crisp or crumpled linen, she errs on the side of 'sharp linens'. After pausing for a moment, she adds, 'Then again, I have just finished a project in Barbados where we used crumpled linens.'

Once started on a scheme, she stresses that design covers all senses: sight, touch, sound, smell and taste. For Kelly, a relaxed environment is key, 'I listen to music all the time – jazz, funk, soul or swing.'

With the book now out and receiving a positive response, one might expect Kelly to rest on her laurels, just a little. But next up is the launch of her new luxury online store, kellyhoppen.com. It is debuting in January 2014, but it will, Kelly promises, 'give you the confidence to create the home of your dreams'. In the meantime, as we teeter on the brink of the New Year, would she care to predict upcoming trends? 'There are ideas, not trends,' she says, crisply. 'What really matters is to mould your home to suit yourself.'

❖ Kelly Hoppen Design Masterclass: How to Achieve the Home of Your Dreams by Kelly Hoppen. Photography by Mel Yates. Published by Jacqui Small, £40; kellyhoppen.com

'Of course,' she says. 'There are plenty of products with my look available on the high street.' And for those wanting to make the right investments, but on a limited budget, she advises spending money on the things you need. 'Invest in a great sofa, a good bed, an efficient cooker.'

Kelly may be forthright with her opinions but this stems, one suspects, from a genuine desire to help. She has fitted comfortably into the Dragons' Den team. 'I love the show and the team,' she says. 'I like fresh challenges and this has certainly been a departure from what I do.' So when each candidate is standing before her, what is she searching for? 'I am investing in people,' she says. 'I follow my gut. I'm looking for passionate individuals who believe in themselves.' Right now, she is about to embark on more filming, viewing an extraordinary 100 pitches in 21 days. The new Dragons' Den series is out in the spring.

Today's young designers have the benefit of books like *Design Masterclass*,

but when Kelly Hoppen launched her design career at 16, such things didn't exist. She owned an inspirational book by David Hicks, but was most influenced by her mother's (and grandmother's) impeccable taste and the chance, as a child, to visit museums all over the world.

There are ideas, not trends – what really matters is to mould your home to suit yourself

'I was self-taught and my brain was a sponge,' she says. Kelly was thinking big from day one. 'The basis of my brand has evolved,' she says. 'But I have kept the same philosophy, in the same way that any established name such as Ralph Lauren has done.'

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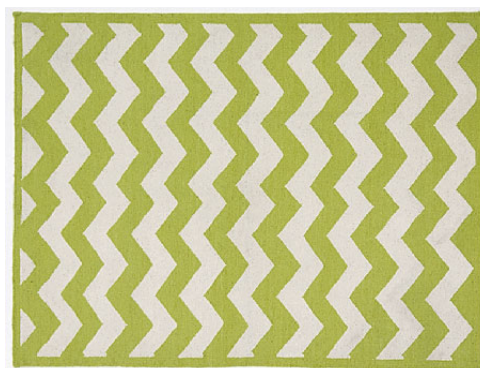
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Interiors NEWS



Pulling shapes

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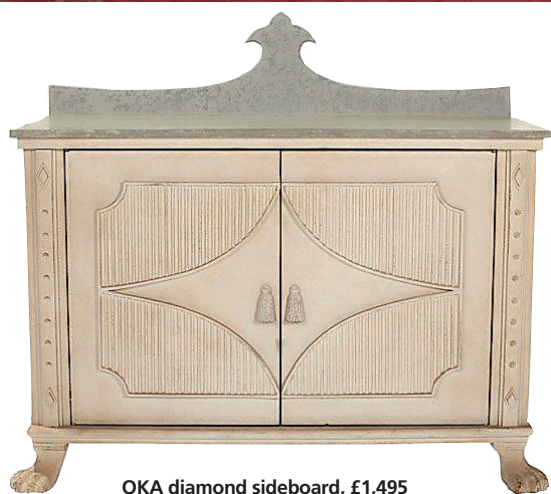
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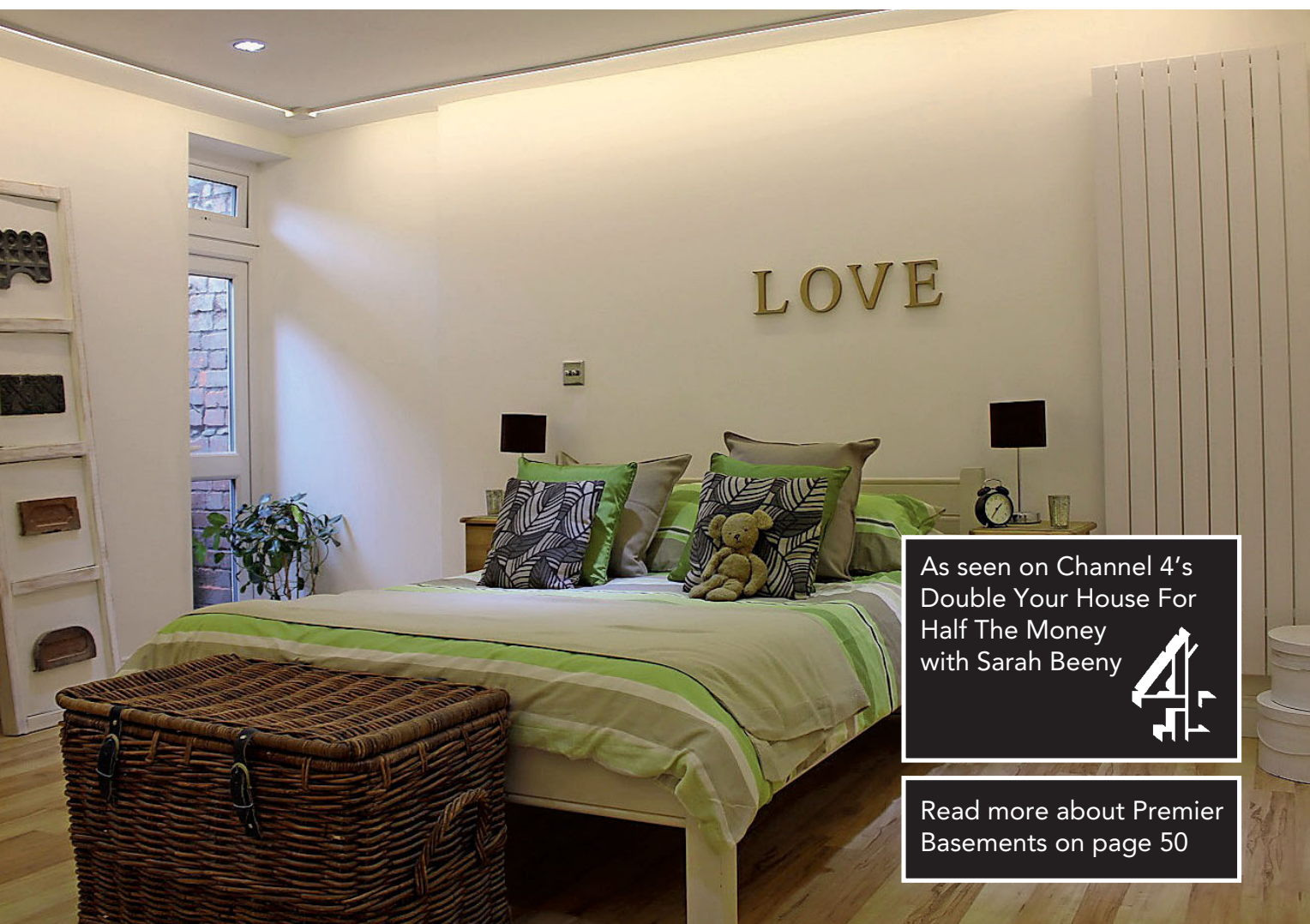
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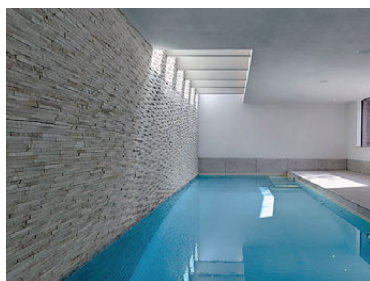
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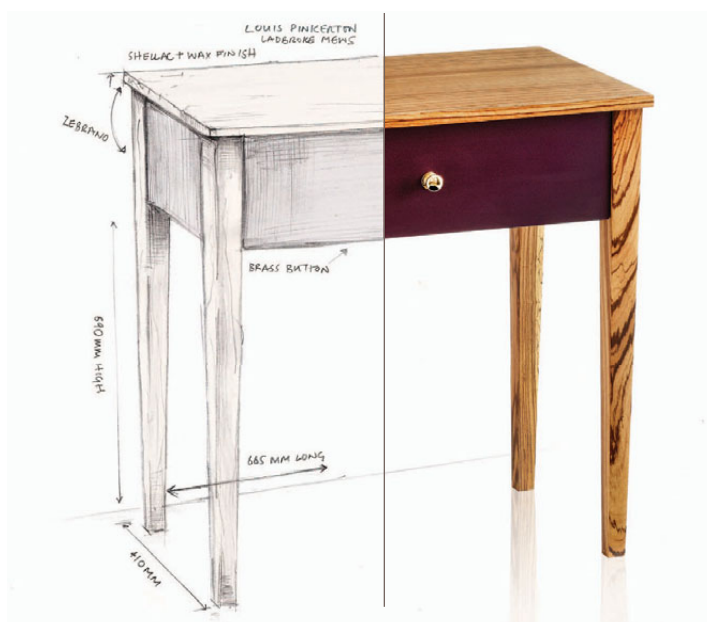
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BLACK AND WHITE

Monochrome is one scheme that will never go out of favour and it is continually being updated to maintain relevancy. This year, black and white prints will really come into their own, contrasting beautifully against each other in one room setting. From monochrome geometric prints to delicate floral black and white designs, the more dazzling the illusion, the better.



Rikki Tikki bowl

Natural Lighting
Gondwana wood
pendant lightGlobal Chic
wild rose
mirror

EASTERN INSPIRED

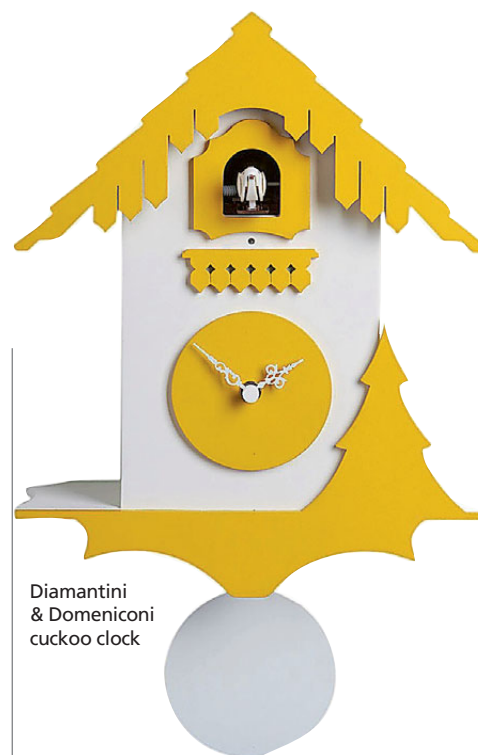
A well-travelled home is an inspiration this season and exotic fabrics, intricate furniture and unique and chic accessories in rich colours are set to take the stage in 2014. Design has long taken influence from the East and this year the trend is being embraced in a fresh new way. To get the look, contrast statement furniture with more eye-catching accessories: mirrors with filigree details, a silk screen wall decoration, wooden lights and big bold floral motifs with purples, oranges and deep reds.

TREND watch

Head of buying at ACHICA, Tricia Wicket predicts the home décor fashion you can expect to see everywhere in 2014

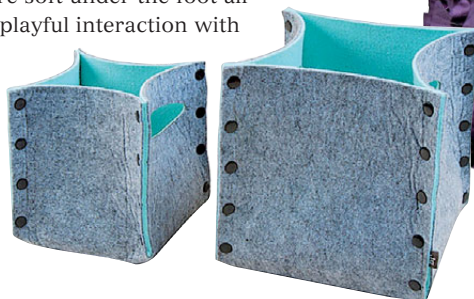
STRONG PASTELS

Ice cream pastels were seen throughout 2013 on the fashion catwalks and as 2014 gets into full swing we see strong, adventurous, punchy pastels come into their own. These colours liven up décor without imposing too much on a scheme and are effective as the main focus of a room or in accessories. Think bold blues, pinks and lemon yellow.

Storage boxes
by Broste
CopenhagenDiamantini
& Domeniconi
cuckoo clock

TACTILE

'Look but don't touch' definitely doesn't stand true for interior design. Creating a physical connection with your décor brings an element of unity to the room and the people in it. Velvet curtains, felt cushions, fringed lamp shades and rugs that are soft under the foot all encourage playful interaction with the décor.

Present Time
mellow storage
basketsScatterbox
cushions

YELLOW

Yellow looks set to be a popular colour this year – from the yolky 'Freesia' that Pantone has highlighted as one of its colours of 2014, to lemony pastel shades, this sunny hue is lighting things up. This year you'll find yellow a very easy colour to decorate with, adoring fabrics and furnishings. It's a predominately neutral colour and is an easy balance between the feminine and masculine.

Take the stress out of RENOVATIONS

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Whether you are thinking of renovating your existing space, or extending your home why not allow the team at Corsair Design and Build start the ball rolling.

They offer a bespoke service for high quality renovations, project managed from start to finish, with their team of designers, highly skilled craftsmen, and project managers. Working closely with their clients, designing and planning every step of the way ensures that the design and high quality finish of the project fits their clients' needs and expectations, as well as fitting the budget and timescale.

Communication is kept clear throughout the project by holding regular meetings and updates.

Based in West London, Corsair Design

and Build specialise in creative builds and renovations for residential properties, combining traditional features with modern design. With a wealth of experience in interior design and build, and a background in cabinet making and fashion design they understand the importance of fine details, colour and proportion. Corsair Design and Build can select, supply and fit all fixtures and fittings, appliances, flooring and lighting as well as furniture and soft furnishings.

As an approved member of the National Federation of Builders you can rest assured of the quality of their work. Most work



comes from word of mouth, which reflects the team's commitment to providing excellent service as well as reflecting the skills of their talented and experienced tradesmen.

Maximise your property's potential and get your home updated for the year ahead. Contact our friendly team today to discuss your ideas and request a free consultation.

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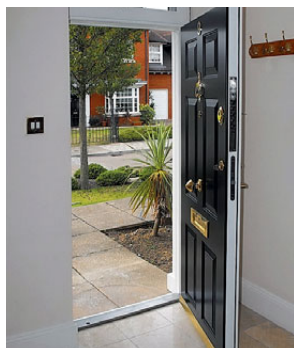
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Back to BASEMENTS



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Premier Basements are an exciting basement construction and conversion company which is full of innovation. They always have different types of basement construction projects being undertaken at the same time, including retrofit basements, basement excavations, basement dig-outs, basement extensions, basement underpinning, and basement conversions. Using only the best quality materials and products available, they can undertake any project and ensure that the final product is delivered on time and within budget.

CASE STUDY

Premier Basements have recently been featured on 'Double your house for Half the money' with Sarah Beeny. The series shows Sarah helping people achieve their property dreams without breaking the bank. A couple who had only recently moved in together found they had a chronic lack of space. Moving was out of the question due to the price of property and they desperately required more bedroom space. After exploring their options they decided to excavate a basement under their house. They contacted Premier Basements and a plan was put into action. It was decided that they would create two double bedrooms, one with an en-suite bathroom along with a family bathroom and also somewhere for the washing machine and tumble drier. The results were stunning! There are now two superb bedrooms, one with an external courtyard area with a glass walkway above, also a bathroom, plus an en-suite, and the laundry area. The flat was valued at £440,000 before the work commenced. The total spent was £170,000 and the property was valued at £800,000 after a period of just 8 weeks.

✦ For more information on retrofit basements, basement underpinning, basement excavation or basement construction, please contact them on: Premier Basements Ltd, 59-60 Thames Street, Windsor, Berkshire SL4 1TX
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info@premierbasements.co.uk
premierbasements.co.uk

Interior Design & Architecture



refresh

Architecture

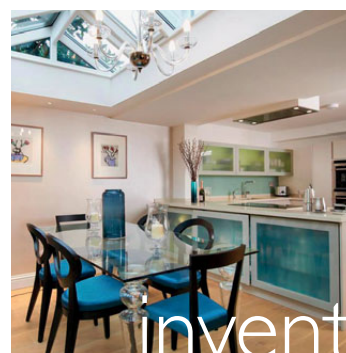
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invent

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Cue & Co prides itself on its high quality craftsmanship



Made for you MADE HERE

Charlie Borthwick of Cue & Co in Parsons Green has all your handcrafted furniture needs covered

Cue & Co is the antithesis of mass production and the quintessence of service and craftsmanship.

Everything is based on Charlie Borthwick's original designs and made to a client's individual specifications making all pieces one of a kind. Every item is made here behind the showroom in Parsons Green.

When the team at Cue & Co take a brief from a client a production process is started that is made specifically for the customer. What follows is a performance of creative design and technical craft that fits the distinct requirements of the customer. It is a personal experience that produces unique pieces of furniture from exceptionally selected materials.

Cue & Co is the brainchild of Charlie Borthwick. He has founded a company that offers a genuine one-to-one design collaboration with customers. This visionary work ethic has taken shape in

the fully functioning showroom and workshop, shared under one roof in Parsons Green.

The unique space at Cue & Co gives customers the chance to see Charlie's original kitchen, furniture and lighting designs in-situ and to get a sense of how they might look in their own home. Customers can choose one of his designs and have it made to their own specification. Size, materials and colour can all be adapted to suit the client's own brief so that every piece is one of a kind and exactly how they want it.

Classic with an edge

Charlie's style can be described as 'classic with an understated elegant, quirky and modern twist'. Combining the reclaimed with the new, he always uses clean lines and rich colours. He is happy to go to great lengths to source exquisite timbers and the very best reclaimed wood available.



Made here

Nothing is mass produced. Each piece is made on site using meticulous methods. All our customers are invited behind the scenes into the workshop to meet our highly skilled craftsmen and watch their own furniture come to life.

George Smith, Gaggenau, Sub Zero and Wolf and Perrin & Rowe

Displayed in our showroom are leading brands we feel complement our designs and share the same uncompromising approach to their métier and can all be supplied as part of a Cue & Co project.

❖ Open by appointment only, please contact the showroom on 020 7731 4728 or visit cueandco.com



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Our January sale starts on the 20th December with up to 40% off selected showroom pieces plus 20% off new orders.

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STAFFAN TOLLGÅRD

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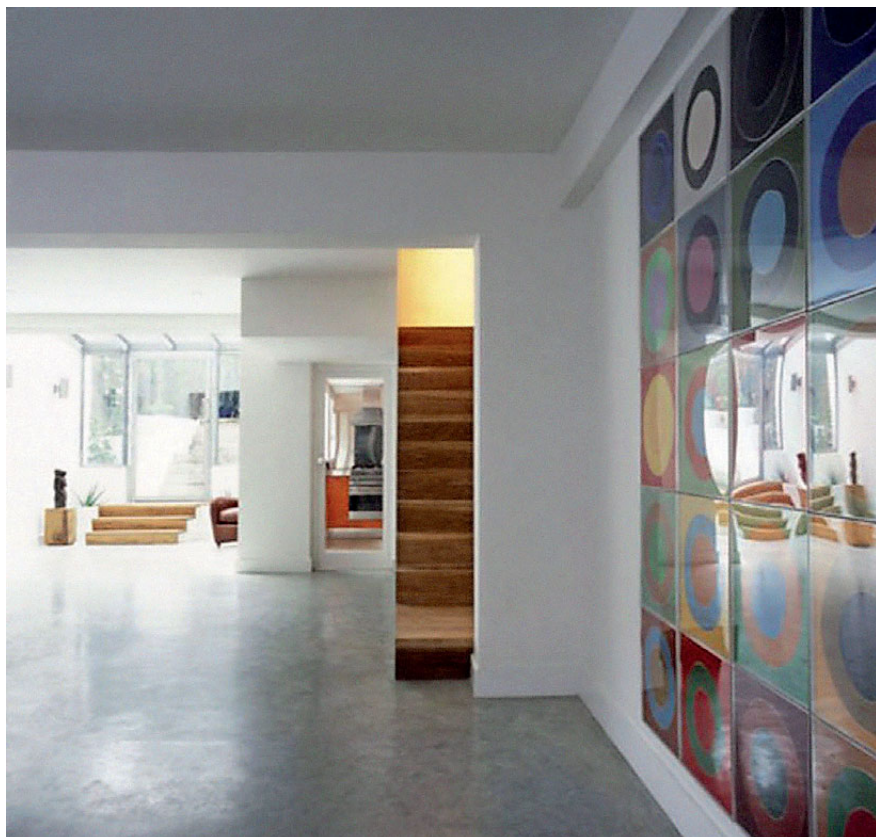
DINING

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BATHROOM

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KITCHEN



One of Indigo's core principles is to work with leading interior designers and architects

DESIGN FOR LIVING

Transform your property with a little help from development specialist, Indigo London



Indigo London is a boutique residential development company working on high-quality residential refurbishment, fit-out and upgrade projects throughout the capital. Director Michael Budd says 'at Indigo we want our clients to be thrilled by the quality of our work and to feel at home as soon as they settle in to their new designer spaces'.

One of Indigo's core principles is to work with leading interior designers and architects who work closely with their clients. This ensures that beautiful concepts are developed and well thought out before any building work is considered. The careful planning process allows Indigo London to work towards its client's initial brief.

Indigo are currently working on the conversion of a period house in Fulham for a private client. Although a relatively small project the staff at Indigo are thrilled to be working with

Design Architects Douglas and King. Based in fashionable Shoreditch, Douglas and King create very high end residential projects throughout London.

Architectural Director Martin King says that 'most of the buildings we live in London were built with 19th Century technology for 19th Century lifestyles. Douglas and King have completed numerous projects that have opened up, reconfigured, modernised and extended older buildings to create light, bright contemporary homes'.

Douglas and King completed the refurbishment of a listed building near Upper Street, Islington in 2010. The works included the complete opening up of the basement level to create a single living space that was lit through the addition of a glass extension to the rear garden.

Through careful design the main living area flowed through the light void along a modern staircase into a beautiful urban garden. The private clients enjoyed the design and construction process so much that they have further commissioned Douglas and King Architects to design and oversee the construction of a completely new modern penthouse overlooking the city of London.

Indigo are continuing to build a strong reputation for high quality building projects, and are driven by the smiles on the faces of clients when shown around their newly completed Indigo-homes.

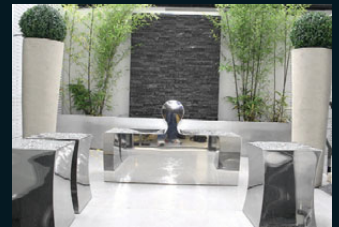
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classically styled doors in American White Oak can be ordered in a range of finishes (customers can choose from Light Oak, Mid Oak, Dark Oak, Smoked Oak, Walnut, Ebony and Deluxe White Primed). If you would like to match your new doors to a particular design, talk to the experts at Todd Doors about their Design Your Door bespoke service. We can replicate most designs in a broad range of sizes and have experience in meeting Conservation Approval if you are in a Listed or Conservation Area property.

The Todd Doors Contemporary Range is at the forefront of current design. They work closely with manufacturers to develop new timber finishes and door designs and their doors are all produced to an exceptionally high quality. Todd Doors has the UK's widest selection of internal oak doors, including some more unusual finishes such as 'smoked' and 'charcoal' oak.

Have you fitted a Todd Doors front door to the exterior of your house? Todd Doors is looking for great photographs of customers' finished and fitted doors.

✦ **For your chance to win £100 of John Lewis vouchers, email a picture of your Todd Doors' door to Noori@todd-doors.co.uk**

For beautifully crafted doors, expert advice and competitive prices, visit your local independent Todd Doors showroom, or visit todd-doors.co.uk. Todd Doors, 112-116 Church Rd, Northolt UB5 5AE (just off the A40, Target Roundabout exit). Showroom open Monday-Saturday, late opening Thursday until 7pm. Free parking on-site.

✦ **The Todd Doors Winter Sale is now on and must end 15 February 2013.**



Kensington internal door stained mid-Oak from the new Estates Range, from £221. Currently 20% off in Winter sale

Todd Doors is the UK's leading timber door and ironmongery specialist. They have the three largest door showrooms in the UK (located in West London, St Albans and Bournemouth) where you can view many of their 450 exclusive door designs. Their staff are all highly trained and can offer expert advice on the products that will be best suited to your home, style and budget. You can view all Todd Door products online at todd-doors.co.uk and their 'Door Experts' are available on 0800 987 8667 Monday to Saturday to help with your order.

Renovating a period property

If you are renovating a period property and want to retain or put back the original features, Todd Doors can

Are you renovating your home? Replacing your door can make an instant stunning impact to a tired interior or exterior

replicate most designs and has a beautiful selection of period reproduction internal and front doors and ironmongery. Replacing your doors can make an instant, stunning impact to a tired interior or exterior.

New for 2014 is the Todd Doors Estates Range, which features eight solid and 11 glazed internal doors with a range of traditional panel layouts, rails and moulding details. These



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FASHION

THE LATEST LOOKS AND STYLE GUIDE



PERFECT FRENCH

This month, we meet fashion's agent provocateur Arthur de Soutrait, renowned party-goer and founder of King's Road's eccentric fashion brand, Vicomte A

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SIMPLY brilliant

Bring a little sparkle into your New Year with jewellery by BRILLIANT Inc., the diamond of Duke of York Square

The most glamorous time of the year has come and we are all looking for that perfect gift for our loved ones and this special treat for ourselves. They have to look great without breaking the bank, and take us to all these Christmas parties just making us feel absolutely fabulous!

Well, we have some good news for you!

BRILLIANT Inc. exclusive boutique has opened in Duke of York's Square 5 years ago by sister act Emma Canning and Dervla Cogan, with the ambition to create beautiful, accessible fine jewellery that could fulfill the dreams of diamond lovers everywhere.

Over the years the store has earned the reputation as a gem in Chelsea's famous shopping district. It's a must destination for women wanting to indulge in diamonds without paying the high price, to get that show stopping statement piece for a special party or just to complete their collection of elegant everyday jewellery, without the hassle of insurance and the stress of wearing something very expensive!

Brilliant diamond simulants, also known as non-mined diamonds, are



Deco ring, £165

ethically grown in a laboratory under conditions that match the natural volcanic process. These stones, with their flawless cut, clarity and color have all the sparkle of a traditional diamond.

In fact, only professional gemologists with specialist equipment can tell the difference between these Brilliant stones their naturally mined counterparts.

Hand-set by master craftsmen using solid gold or silver and finished to the highest quality, Brilliant jewellery is truly beautiful and made using only the very

best materials and workmanship. The collections are perfect for savvy shoppers who want to experience the luxury of diamonds and for those who enjoy the freedom of mixing their traditional diamond collections with bigger and bolder designs. Brilliant diamonds prove the most useful and practical purchase as ideal travel jewellery. We all want to look glamorous and stylish when we are travelling abroad, especially in these Christmas getaways. So we can still have the sparkle but without the stress, as no extra insurance is necessary when travelling abroad and we can leave our treasured heirlooms safe at home

For this Christmas, the new collection features beautiful chandelier earrings and cuffs for glamorous nights, sparkly rings and great gift ideas to treat your loved ones

And yourselves from just £55! So before you hit the parties or the slopes, pop in to Brilliant!

Brilliant ethical diamonds prices start from £95.

✦ BRILLIANT Inc Ltd, Boutique 41 Duke of York Square, Sloane Square, 020 7259 9555; brilliantinc.co.uk



Earrings, £175



Tennis bracelet, £215



Joie de VIVRE

Designer and socialite Arthur de Soultrait on his label, Vicomte A, and why he feels at home in Chelsea

HOW DID VICOMTE A BEGIN?

Quite by chance. On a work experience placement in North Carolina during my third year at Parisian business school, the company I worked for went bankrupt so I lost my job, my accommodation and my means of getting home.

I raised enough capital to return home by walking door to door in a wealthy part of town selling my personal collection of ties. Luckily they sold very fast and this really motivated me.

In 2005 I secured a contract to design and supply silk ties to the delegation representing the Paris bid to host the 2012 Olympic Games. They sold out in a flash and left me with sufficient funds to start Vicomte A.

IS THERE A STYLE THAT DEFINES VICOMTE A?

The offering is diverse but at its heart it is always a story about the same character: someone young, dynamic and

cultured who enjoys the certain trappings of the old world while being at ease in a cosmopolitan modern day life.

My heritage has a strong influence on the style, and the bold colours of the original collections were directly taken from the jockey kits I had observed going to the races with my parents who are horse breeders.

We take a classic and revitalise it with playful details and modern techniques. My interest in fashion has always been part of an idea of a lifestyle rather than just an obsession with image or clothes.

WHY DID YOU CHOOSE THE KING'S ROAD FOR YOUR UK STORE?

It's an area I know well and it fits with the brand. I have many friends who live close to the store and there are many French residents who know the brand well. There is a relaxed and friendly atmosphere in Chelsea, which is perfect for our 'weekend wear' spirit.


HOW DOES PARISIAN STYLE DIFFER FROM LONDON'S?

London is paradoxical. At its heart is the great classic craft tradition of Savile Row suits, Northampton made shoes, and worsted fabrics, which haven't really changed. Then there is this amazing culture of younger designers creating eclectic and often outrageous collections that places London at the cutting edge. It is a diversity of references that combines it all.

Parisian style is more concise but perhaps less inventive. We have the great houses, masters of technique, but they are often just telling the same story they always have been. Parisian fashion is more perfect but London fashion is more interesting.

HOW DOES THE UK COMPARE TO FRANCE AS A PLACE TO LIVE?

London is a busier and more dynamic city. Paris is perhaps the most beautiful city but it lacks the pace of London.



Fashion has always been part of an idea of a lifestyle rather than just an obsession with image or clothes

Vicomte A's AW13 collection available online until the end of February



Change is slower and the streets are quieter. I always find London exciting because it is so many cities in one – different areas with completely different identities that create a tangible sense of opportunity and discovery.

WHAT CAN WE FIND IN YOUR CURRENT RANGE?

We planned a lot of authentic country fabrics: Scottish cashmeres, Donegal tweed, flannels and corduroys updated with lightweight constructions and slimmer cuts to make something fresh for a younger customer but still with an authentic feeling of quality and heritage.

ARE THERE ANY NEW BUSINESS VENTURES IN THE PIPELINE, OR ARE YOU FOCUSING ALL YOUR ATTENTION ON VICOMTE A?

We are constantly exploring new opportunities to expand and develop Vicomte A in different directions. The brand is my passion and very much a part of me so all my time is focused on this. We have just opened in Miami and we open soon on Bleeker Street in New York. China is our next big frontier but London is important for me. I see it as

the capital of Europe so developing our presence here is taking up a lot of my time. 2014 is looking very exciting.

WHAT'S YOUR FAVOURITE NIGHT SPOT ON THE KING'S ROAD?

I like The Pig's Ear for a relaxed Saturday afternoon catch up with friends, Barts bar for the evening and later on Tonteria is always interesting.

WHAT'S BEEN YOUR FAVOURITE DISCOVERY IN CHELSEA TO DATE?

My good friend Diego Bivero-Volpe recently launched his new club Ruski's. I love café Colbert for a coffee or light lunch as well.

WHAT CAN WE EXPECT FROM YOUR SPRING COLLECTION?

Preppy summer fabrics like seersucker jacketing and Oxford shirting mixed with a neo-colonial safari spirit, classic double-breasted linen suits and cotton safari jackets. One of my favourite looks is a bright turquoise safari suit we developed with an orange silk knit tie and light weight giro-inglese shirt.

✦ 113 Kings Road, SW3 4PA; vicomte-a.com



English designer Lalage Beaumont's sale is now on.

Exquisite tailoring for business and special occasions. All made in London from the finest British and European fabrics. Signature tweed jackets, day dresses and wonderful wardrobe staples to take you from the boardroom to cocktails.

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essential STYLE

By Shona Wallace

SOFTLY
DOES IT

During the winter months, nothing whispers luxury quite like cashmere. This season sees classic cashmere elevated to newly stylish heights with haute finishes and intricate embroidery.

The insider's choice is

Christopher Kane's darkly elegant sweater with electrifying floral embroidery, which works particularly well with leather pants (Christopher Kane cashmere sweater with floral embroidery, £1,405 Matches). An understated alternative is Marc Jacobs' steel blue sweatshirt complete with gunmetal sequins, a subtle but striking addition to your working wardrobe. (Marc Jacobs Knit, £730, Net-a-porter).



The
resident
LOVES

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by Joseph at
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THREE'S A TREND

Serum saviours

If winter chills and the New Year festivities have taken their toll on your complexion, an intensive serum is your one-stop solution. We're big fans of the ultra-moisturising **Rose Synergy O12 Restoring Facial Serum by Ren, £42 (1)**, that's best for dry and dehydrated skin (available at Space NK, spacenk.com). Gently resurfacing to promote healthier cells, **Clinique's Pore Refining Solutions Serum, £53 (2)**, smoothes away rough patches for a flawless finish (available at John Lewis,

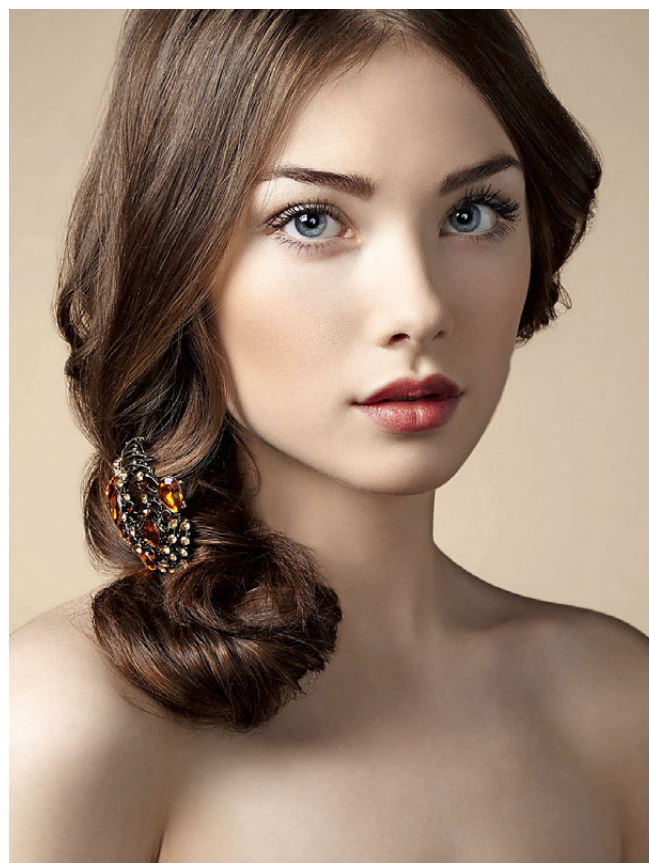


(3)

johnlewis.com). If it's an anti-ageing solution you're after, **Clarins' New Double Serum, £55 (3)**, is an innovative, two-phase formula rich in plant extracts that targets all aspects of skin ageing (available at Clarins counters and clarins.co.uk).



LUXE LOOKS



Edited by Mary-Jane Wilsher

Sleek chic

For a new take on the sophisticated ballerina buns and twists popularised by this winter's Hitchcock heroine trend, say hello to the asymmetrical side-do. **Prep hair with Toni & Guy's Heat Protection Mist, £6.39, tong into big waves with the BaByliss Curl Secret Styler, £119.99, coil loosely to one side, tucking stray ends under, and secure.**

*Both available at Boots, boots.com



SALON REVIEW

Michaeljohn

The hunt for 'the regular' hair salon never ends. I tend to take a polyamorous approach, hopping from one stylist to the next, but with Michaeljohn I might just be ready to settle down. This slick Knightsbridge salon is just a hop, skip and jump from Harrods. My stylist Imran was effortlessly friendly, giving me gentle advice on how to tame my incredibly-thick locks without the usual hairdresser-lecture. The cut was a simple – but in just 30 minutes Imran managed give my hair shape, rid me of my split-ends and introduced a subtle side-fringe. This is definitely a 'regular salon' in the making.

✿ 144A Brompton Road Knightsbridge SW3 1HY, 020 7589 4550; michaeljohn.co.uk

EDITOR'S FAVOURITE



MUST BUY

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NEW YEAR, new you

Have you made a New Year's resolution to try new things? Whether it's a makeover or a night at the theatre, it's time to treat yourself this January

TATIANA HAIR EXTENSIONS

January is seen as the month of detoxing after over-indulging at Christmas time. When detoxing, hair should be considered. Over-washing, curling, colouring, heating and applying chemicals creates a toxic build up, removing the hair's natural beauty and shine.

Start your hair detox and follow these simple tips:

1. Swap shampoo for baking soda to remove product build-up
2. Avoid heat styling to allow natural oils to return

3. Switch to 100% plant oil conditioners to achieve maximum shine

4. Apply green tea to reduce hair loss and increase growth

5. Take strengthen and repair supplements. Vitamin A, C, D E are compulsory for an effective hair detox.

A detoxification program involving the above will help to remove the layer of chemical build up that occurs through exposure to life's harsh elements.

✦ tatianahairextensions.co.uk



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✦ perfecteyelashes.co.uk



ST. JAMES THEATRE

If you've resolved to become more cultured in 2014 then look no further than Palace Street, Victoria, where the newly opened St. James Theatre can cater for all of your theatrical needs – and more. January's varied programme includes *Tell Me on a Sunday* starring the original music Marti Webb in the main house and one man thriller *Bloodshot* in the intimate studio space. But forget the idea of a dry January, because the wine list is out of this world.

✦ stjamestheatre.co.uk



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As the New Year approaches, many of you will be setting resolutions. Whether that is a resolution to quit smoking, lose weight, cure anxiety, or adopt a healthier way of life, Piers Day can help you achieve your desire.

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BODY beautiful

G e b
Year with Dr Mike Comins'
expert treatments at Hans Place

If you're dedicated to your gym routine and keep an eye on the calories but can't seem to slim down your thighs or are troubled by a 'mummy tummy', remember that genetics play a part in our body shape. 'We're programmed to hang on to fat in certain areas, which is why it can sometimes be hard to shift with diet and exercise alone.

Cosmetic doctors now have the tools to reshape and slim stubborn pockets of fat with treatments like Vaser, which is a minimally invasive option for men and women. 'Vaser liposuction gently breaks down fat in targeted areas and has a tightening

Vaser liposuction gently breaks down fat in targeted areas and has a tightening effect which gives a really toned, shapely result

effect which gives a really toned, shapely result,' explains Dr Mike Comins of the Knightsbridge Hans Place Practice. 'We can be ultra subtle or create an athletic look, and no one need ever know you've had a little help outside of the gym.'

Winter is the very best time to have cosmetic 'tweakments' like Vaser. The treatment has little downtime and it's a one-off treatment, but any kind of fat removal needs a little time to reveal its final result. 'My clients who spend much of the summer outside of London tend to see me in the winter, it fits with their lifestyle,' says Dr

LOCAL
LUXE

Comins who as well as running his own clinic is also President of the British College of Aesthetic Medicine. Vaser harnesses high-tech ultrasound waves to break down the fat with minimal trauma to the surrounding tissue. Only small incisions are needed and patients walk out of the clinic a few hours later. 'We advise our patients to rest and take a few days off after Vaser but it can be less traumatic than traditional liposuction and we can be very targeted with the treatment so it's perfect for tackling those stubborn pockets of fat that are hard to reduce with diet and exercise alone,' says Dr Comins, who goes on to explain that there are many treatments which promise results, but not all deliver. 'I look carefully at new treatments, but I keep coming back to Vaser as my 'gold standard' fat removal option. It's proven to be safe and effective and I've worked with Vaser for many years.'



Dr Mike Comins is an experienced Vaser doctor, he was the first to practice Vaser Hi-Def in the UK and in 2012 he won an industry award for his Vaser work. Highly respected, he is the President of the British College of Aesthetic Medicine and sits on several patient safety groups. His discrete clinic is in Hans Place, Knightsbridge.

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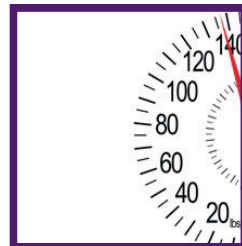
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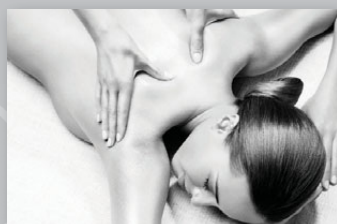
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LOCAL
LUXE

Two's company

At Bellissima salon, it shows that talent really does run in the family as sisters Chloe and Florence take the reins of their father's celebrated business

Clo&flo at Bellissima was born out of a passion for hair as the two sisters born into a family of hairdressing were destined to continue their father's legacy.

In 1969, the 22-year old Francois Michel Bellas packed all his belongings into his vintage mini cooper and drove from Corsica to London with the dream of a more exciting life as a hairdresser in one of the fashion capitals of the world. As we all know, no good story is complete without romance. Francois Bellas married Susan Wallington, a fellow hairdresser, and the pair went on to own a series of salons in some of London's trendiest districts.

It only felt natural that after a long and prosperous career, when Francois took a step back his daughters were ready and waiting to pick up where he left off. Situated in the heart of London's chic South Kensington, Chloe and Florence

Bellas now jointly run clo&flo at Bellissima. Paying homage to their father's work the girls wanted to keep the salons name of Bellissima, born from their surname Bellas.

Chloe, with her background in events management has a keen eye and natural flair for organisation. As the salon's general manager she seamlessly coordinates the day-to-day running of the business with their longer-term aspirations ensuring good spirits within the workplace along the way. Fashion forward Florence brings inspiring and refreshing creativity to the mix.

With her freelance work as a stylist and as a fully qualified hair guru, Florence is the salon's creative stylist. The two sisters work perfectly as a duo, complimenting one another's strengths together with their invaluable team of multi-national junior and senior stylists. Bellissima offer a wide range of

services including cuts, blow-dries, colour and highlights as well as the most current treatments such as permanent hair straightening and conditioning masks. Whether it's the basics or the full works, clo&flo have got you covered. In the words of clo&flo themselves, it's important to never underestimate the power of a good blow-dry to help you look and feel amazing.

The business has grown from strength to strength over the last year since these two teamed up. Along with the rebrand, they are hoping to open a second salon in the near future, not to mention plans to launch a product line of their own. Watch this space.

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GOURMET

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The Michelin STAR

Double act Simon Hopkinson and Matthew Harris have stirred things up at Chelsea classic, Bibendum, launching a brand new design and Oyster bar





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Look out for our new menu coming in January. Whatever the weather, Tienda will always have a warm welcome and we will be importing a bit of sun.

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Food NEWS

BURGER TALES

In the upmarket surroundings of Chelsea Green lurks one of its most famous restaurants, Geales, which has been serving the freshest fish since 1939. Now, they've added a twist to their menu, the lobster tail burger, which is the most stylish of fast foods, and delicious as well. And something of a snip at £13.95.

❖ geales.com/chelsea-green



WARM IT UP

Fancy a warming cup of hot chocolate to get you through the winter months? Prestat – chocolatiers to the Queen, no less – have just launched a fabulous new Matcha Green Tea drink, featuring tea leaves from Japan. Pretend that there's at least something virtuous about your treat! Priced at £6.50.

❖ moreinfo.atprestat.co.uk

OUT OF THE BLUE

The Berkeley's Blue Bar has launched its new autumn/winter cocktail menu, with treats for any drinks connoisseur, whatever your spirit of choice. One of our favourites is the Down The Rabbit Hole – the martini of your dreams, with Calvados and rosemary, it's good enough for Alice, or anyone else.

❖ the-berkeley.co.uk/knightsbridge-bars/blue-bar



SURF AND TURF

Burger and Lobster restaurant has opened its latest branch in Harvey Nichols. As you'd expect, the basic format remains the same – choose a succulent burger, divine lobster brioche roll or mighty lobster – and the price for each of them is still a virtuous £20.

❖ burgerandlobster.com/knightsbridge

3 of the best detox drinks

'Tis the season to be...unjolly, but don't despair, there are delicious yet healthy alternatives. Here are our favourites...

BEAUTY'IN

The Brazilians know how to keep themselves healthy in style, and this delicious drink, featuring cucumber, aloe vera and lemon, is a sumptuous way to welcome in the 'new you'. Priced at £3.50.

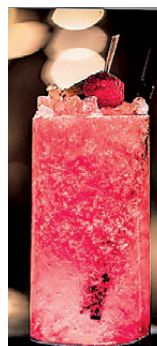
❖ harveynichols.com



ALOE VERA VIRGIN

Fancy going out but can't face booze? The Arch have produced a rather splendid mocktail that features the substance that those in the know are taking this year, Aloe Vera, in a delicious and fruity concoction with no alcohol at all. Priced at £6.

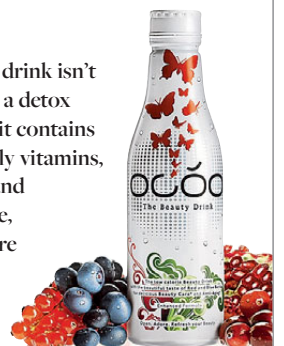
❖ thearchlondon.com



OCÓO

This new health drink isn't strictly speaking a detox beverage, but as it contains 100% of your daily vitamins, 'power berries' and super fruit galore, we think it'll more than do the job. Priced at £6.99.

❖ ocoobeauty.com



Chez Patrick

An secret enclave of France in Kensington, 7 Stratford road, where Patrick reigns with his charm, his dry sense of humour, his care and professionalism



This is a really friendly and intimate French restaurant where even royals and celebrities are going. The strong support from his regulars and the neighbourhood crowd is something Patrick is not only extremely grateful but very proud of. It is like entertaining friends and I am very blessed by their loyalty, kindness, support and friendship.

The service is personal and warm in a very relaxing way. A really good choice of interesting traditional French dishes, a daily supply of Fish, and a rather good wine list and for the quality of service, food and position in London it is excellent value with its 3 course SET LUNCH (£14.90) and DINNER MENU (£18.10) as well as vegetarian options.

The first floor, which can accommodate up to 30 guests, is available for private function with tailored menus at very competitive prices.

It is time to visit CHEZ PATRICK, time to enjoy a restaurant without a shred of Gallic snobbery but where the emphasis is on the customer, the quality and freshness of products, it is time to go back to traditions.



Chez Patrick, 7 Stratford Road, London W8 6RF
0207 937 63 88 | www.chezpatrick.co.uk



Tom Parker Bowles

The New Year is set to be a terrific one for the London restaurant scene – just don't mention trends

Trends, eh? Is Mexico the new Peru? Will pickles punch out baking? To be honest, I couldn't care less. I hate the idea of culinary fashion, an ephemeral notion if there ever were one. A good restaurant, with fine food, proper service and soul, will outlast any transient hotspot that burns bright for a few months before slinking away into empty obscurity. So if you're looking for the next hip and happening place, then go elsewhere.

But 2014 is laden with restaurants opening, both big and small. I still believe that the capital is the best place to eat on earth. Nowhere, not even New York, has the thrilling diversity that London has, and the sheer mass of quality too. At the top end, the big news is that Simon Rogan is taking over the main restaurant at Claridge's, replacing Gordon Ramsay. This is an inspired choice, as he's a brilliant chef who mixes precise technique with huge imagination, along with an obsession with local ingredients. This is THE opening of the year.

Another top tier chef, Nuno Mendes, will be manning the stoves at uber-hotelier André Balazs' new hotel in Marylebone. Expect high-end cooking, wonderful flavours and a plethora of strange shaped plates. Mendes is one hell of a cook and, paired with Balazs, expect tables to be rarer than a unbearded Dalstonian. Another hugely talented chef is Skye Gynell, late of Petersham Nurseries. Details are still sketchy, but she'll be bringing her elegant, and intensely seasonal cooking, to a new restaurant in town. She's been away too long, so good to have her back.

Then there are the old hands, great London restaurateurs who are constantly expanding their empires. This is no bad thing, as we, the punter, are the grinning beneficiaries. Alan Yau, the genius behind Hakkasan, Yauatcha and Naamyaa Café, is opening Duck and Rice, a Chinese gastropub on Berwick Street in Soho, plus a slightly smarter, more upmarket place, Chinois on Dover Street. The man rarely puts a foot wrong. Where Yau leads, thousands follow.

Alan Yau will be expanding his spice empire in 2014



A restaurant with fine food, service and soul will outlast any transient hot spot that burns bright for a few months

Des McDonald follows up the success of The Fish and Chip Shop with two new openings



The same can be said for the kings of the London restaurant scene, Chris Corbin and Jeremy King. The duo behind The Wolseley, Colbert, The Delaunay and Brasserie Zedel are about to unveil The Beaumont, their first hotel venture. Situated in the heart of Mayfair, expect their usual high standards to apply.

Russell Norman and Richard Beatty might not have owned restaurants for quite as long as Corbin and King, but they're masters, no doubt about it. Within the space of a few years, they've opened Polpo, Polpetto, Da Polpo, Mishkins and Spuntino. Most don't accept bookings (the pair were the pioneers of this, yup, trend), yet they're constantly rammed. Ape and Bird, a pub on Shaftsbury Avenue, is set to open any moment now. As is the new Polpetto on Berwick Street, with the immensely gifted Florence Knight back behind the burners. Expect wonderful regional Italian cooking and queues stretching around the block. They are also opening a Polpo on Notting Hill Gate. At long last, West Londoners can get a taste of this Venetian inspired institution.

We've all been waiting with bated breath, and rumbling bellies, for the second branch of the Hart brothers' Barrafinna restaurant. The original, in Soho, is utterly sublime. The new branch opens next year in Covent Garden. Cause for celebration indeed.

As is news of ex-Caprice Holdings head honcho Des McDonald's new place, Q. A few years back, those of us craving proper American barbeque had to go hungry, living on smoke tinged memories of the real thing. Then Pitt Cue Co came along and sated our pulled pork and rib urge. Let's hope that Q is every bit as ye haw authentic. Knowing McDonald, it will impress. He's also opening the Holborn Dining room in the rather sexy new Rosewood Hotel. Think British classics, both traditional and modern.

Last, but not least, Goodman's are opening a new place where king crab will star alongside the rib eyes and sirloin. So will crab be the new lobster? Who cares, but 2014 looks like another cracking 12 months for the London eater. Have a very happy, and well fed, New Year.



Simon Hodgkinson, Co-owner of Bibendum and cookery writer



Bibendum's head chef, Matthew Harris



The wheels ARE TURNING

Since 1987, Bibendum has been the cherished staple of Chelsea dining, and now, a revamp has pulled out all the stops to create a new Oyster Bar, learns Alex Larman

There are few finer restaurant buildings in London than the one that the iconic Bibendum is housed in, namely the 1909 Art Nouveau Michelin building that sits snugly on the corner of Sloane Avenue and the Fulham Road. Even a casual visitor can't help but be impressed by the elegant contours and calm air of comfort that the place exudes. Just as well then, that the restaurant has continued to go from strength to strength since it first opened in 1987, the brainchild of Terence Conran, publisher Michael Hamlyn and chef Simon Hopkinson. Offering classic Anglo-French (or, as Hopkinson quibbles during our chat, 'French-Anglo') cuisine, it refuses to rest on its laurels, opening a new, chic oyster bar downstairs that's designed to be a more affordable and casual style of dining.

When I head over to Bibendum for a chat with Simon and Bibendum's long-standing head chef Matthew Harris (whose brother, Henry, is chef-patron at the wonderful Racine up the road in Knightsbridge), the first thing I see is the oyster bar, which is a tricky one to miss.

The lovingly decorated interior, complete with stained glass and vintage tiling, looks like a fantastical recreation of what a turn-of-the-century establishment should look like, and yet the menu's stuffed full of contemporary dishes and the very best seafood, all at prices that are remarkably kind for the area.

Chatting to Simon and Matthew, it's clear that their long-standing friendship (Matthew was on board at Bibendum from the outset, and became head chef when Hopkinson stopped working there full-time in 1995) and partnership has been a fruitful one, encompassing tradition and innovation alike. The creation of the oyster bar is typical of this. As Matthew says, 'We've always sold oysters out the front, and people liked to have a glass of champagne with it, and so it's become something more elaborate – we've actually got more seats downstairs than up now!' Not bad for an establishment that sits a fairly substantial 170 covers in total, and can fill them without much difficulty.

Even a place as well-known as Bibendum has to deal with the various





Quails eggs with spiced sea salt, roast quail with sage, tart flambée and linguine with verde al pesto



Lamb curry with raita, mango chutney, poppadum and steamed basmati rice

tribulations of the restaurant trade. Matthew thinks about the major problems they've faced, and cites two in particular. 'Staff is a big one – it's hard to find people with the right skill, and then keeping them on, although there are a handful here who have been here over 20 years, which is very gratifying. And the other problem we have – although it's a very nice problem to have, in a sense – is that we're a Grade 2 listed building, which means that we have to be very careful about all the changes and improvements we want to put in.' He glances around at the deluxe room, briefly interrupted by a conga line of tourists

filing glossily into the Conran shop beyond. 'I think we got there this time!'

When Bibendum opened in 1987, it was something of a revelation, offering a combination of excellent food, a stunning setting and something less quantifiable – the alchemy of some brilliant people coming together to create something great. Simon claims that its continuing success comes down to something relatively straightforward. 'We have a beautiful dining room, and it's always been an extraordinary place to sit and watch time go by. Lots of new restaurants open and a lot of people are obsessed by going to the new hip place but I, and I think many others, would prefer to go back to somewhere that they know, where they're known in turn and looked after and there's that continuity.' A relationship, if you will, rather than a series of one-night stands. Although there's something chic and exotic about Bibendum that makes it feel more like a very classy mistress than a dependable wife.

The basics remain the same – there are dishes on the menu, such as escargots and fillet steak au poivre, that have never changed, nonetheless, Harris and Hopkinson are well aware that resting on their restaurant's reputation isn't an option in a city where dozens of new

establishments open every month. As Hopkinson says, 'Opening the oyster bar is the biggest thing we've done in years, and it's a big step away from what we used to do downstairs, where the only hot food we did was soup.' Matthew chimes in – 'What's nice is that you can stand on the other side of the street now and clearly see that we're a bustling restaurant upstairs and downstairs, whereas previously perhaps we had a few too many flowers, and it was harder to see what we were doing.' Simon chimes in merrily. 'We looked like a florist! It's the only negative comment Terence has made about the revamp – he wishes that the flowers were back!'

We also had a chance to hear from the great Sir Terence himself, whose comments on the refurbishment are 'I love the new space which has really opened up the downstairs area while retaining the beautiful, industrial feel of the original Bibendum garage. The redesign has also allowed us to introduce hot, brasserie style food influenced by Simon Hopkinson so people can enjoy a more substantial meal in the surroundings of one of my favourite buildings in the world.' And you can't say fairer than that.

✦ Michelin House 81 Fulham Road SW3 6RD;
bibendum.co.uk

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BAR

of the month

APERIO

A year after opening, the Ampersand's subterranean bar and restaurant, Aperio continues to be packed to the rafters with astute refugees from South Kensington's cultural venues, ready to soak up the cool, chic atmosphere (white metro tiles ahoy) and the equally inspiring drinks. The carefully chosen cocktail list is one of the best in town, thanks to bar staff who really know what they're doing and aren't afraid to experiment. A 'Wordsworth Sour' (all the drinks have cultural or historical overtones) marries gin and Green Chartreuse in an unexpectedly brilliant way, and the Sainte Victoire, inspired by Cezanne's paintings, is a treat of cognac, apple brandy and white grapes.

The menu offers a fair few snacks and little treats, but if you're feeling bold and hungry then it's a good idea to try head chef Chris Golding's sharing menu, which, at a far from bank-breaking £28 each, offers an insight

into the kitchen's treats – which could include anything from truffle risotto to guinea fowl stew, with delicious onion bread to start. One thing that's certain here is that you're unlikely to be disappointed; the setting may be underground, but the

quality's sky high.

Alex Larman

✦ 2 Harrington Road SW7 3ER;
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The carefully chosen cocktail list is one of the best in London



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WHAT TO KNOW
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treasure trove of unusual and
delicious Spanish vintages

RATING ★★★★★

RESTAURANT
REVIEW

Tienda

Situated at the Parsons Green end of the New King's Road is one of the most pleasant culinary surprises that you're likely to have anywhere in South West London. Of course, everyone knows about the Cambio de Tercio restaurants that swagger around over the road, and which remain excellent, but Tienda – which literally means 'shop' in Spanish – offers food every bit as good at a fraction of the price. With an à la carte menu boasting some of the best, freshest tapas that you'll nibble on outside of Spain, this unpretentious little establishment – half-café, half delicatessen, all excellent – is one to have in one's little black book.

The charm, of course, comes from the owner, and the delightfully friendly Ana Liñan is both a fiercely talented cook and an endlessly warm and welcoming hostess. With her avowed intent to make her establishment somewhere that would be both a friendly, affordable neighbourhood restaurant and an authentic taste of Spain in the area, she has succeeded more than admirably on both counts. The food is delicious, whether you choose to splurge on boards of Spanish cheese and meats or to have more unusual tapas such as squid, beautifully cooked in its own ink, or some of the best chorizo that you can

have anywhere in London.

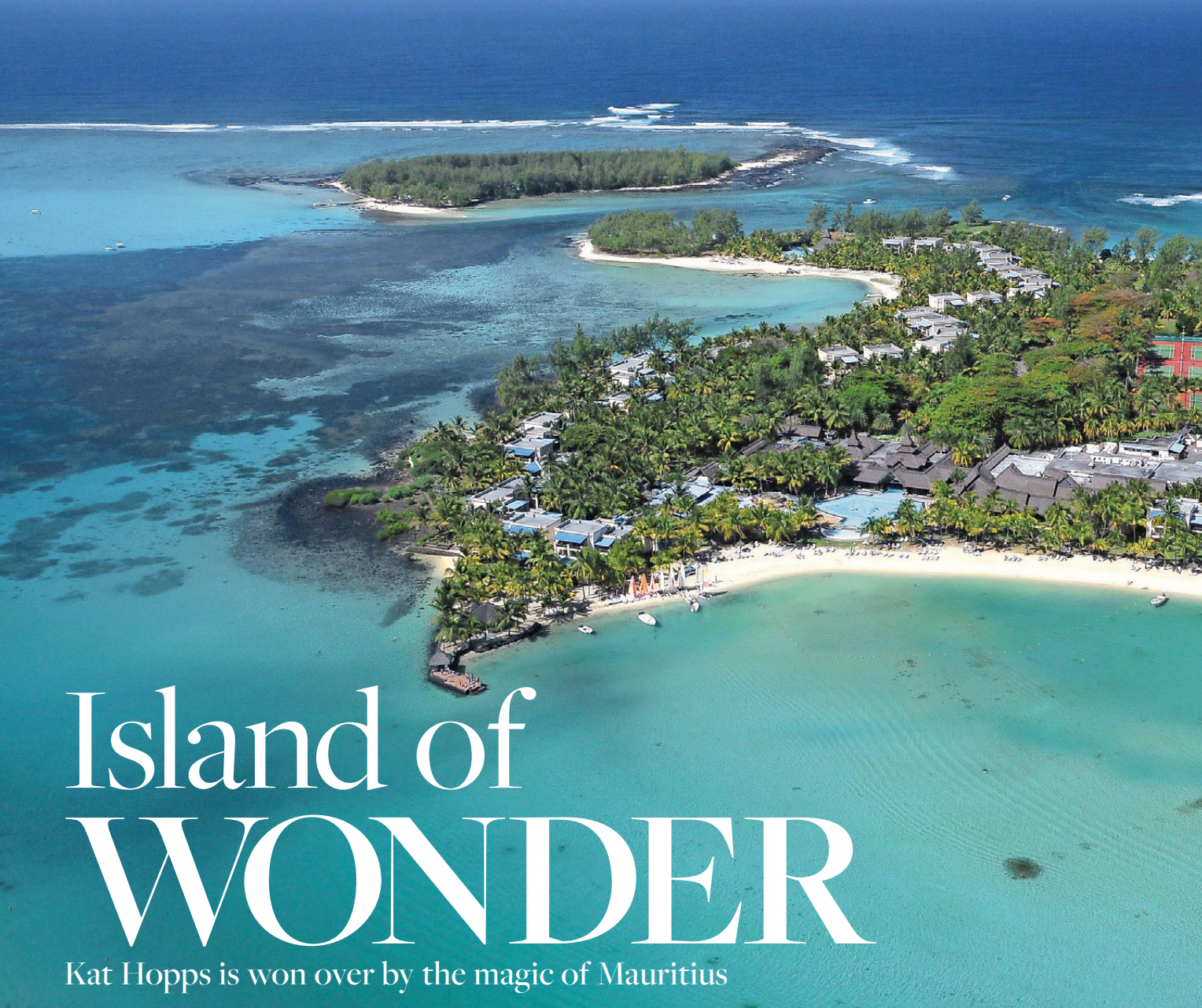
There are many other wonderful things here. The wine, which can also be bought to take away, is excellent and very sensibly priced, with a decent glass of very drinkable Rioja costing no more than £5. The atmosphere is relaxing, fun and friendly, whether you want a full meal or just a glass of wine and a snack. But, best of all, this lovely place has fulfilled its intent superbly. For a taste of the real Spain, forget heading to the airport; a trip to the New King's Road will do just as well.

Alex Larman

✦ 197 New King's Road SW6 4SR;
tiendalondon.co.uk




The food ranges from traditional Spanish cheese and meats to more unusual tapas dishes



Island of WONDER

Kat Hopps is won over by the magic of Mauritius



Le Morne mountain creates the perfect scenic backdrop at the Dinarobin resort

Mentioning a forthcoming holiday to Mauritius tends to elicit one type of response, 'wow' – and not without the faintest hint of jealousy. Undoubtedly, this tranquil island off the South-Eastern coast of Africa has earned its reputation as one of the most beautiful paradises in the world. As an islander once told Mark Twain, 'Mauritius was made first and then heaven; and heaven was copied after Mauritius.'

My stay in heaven was not long – after a 12 hour flight from Heathrow, there were just four days to assimilate into island life, dip my toes into turquoise seas and be enchanted by the rare wildlife on show. Thankfully, it doesn't take long. Mauritians are big on warm welcomes and we experienced plenty of them. Our first stop was the fully-inclusive five star Shandrani Resort & Spa, a Beachcomber Hotel property which sits on a private peninsula on the South-Eastern coast encircled by three white sandy beaches. Not only a

destination for families and watersports enthusiasts – Shandrani boasts the only National Geographic PADI-Diving Centre in the Indian Ocean and has a certified sailing club – the hotel has two Clarins spas where you can enjoy a relaxing treatment under a thatched roof. The resort's surroundings are luscious and you are sorely tempted to walk barefoot in the gardens as you stroll by hibiscus and frangipani trees and wave to friendly staff who pass you by on golf buggies. One surprise was the low flying planes above the beach but considering there are only a tiny number of flights a day, it doesn't feel intrusive.

The all-inclusive aspect provides an excellent opportunity to sample foods at all five restaurants, a highlight being the exquisite Thai food at The Teak Elephant, which hosts 50 guests at one time. Should you indulge in cocktails, a short walk to one of the 327 villas is never far away – the accommodation ranges from family apartments to superior beach front apartments, complete with stunning sea views.

The spectacular aerial view over Shandrani Resort & Spa



Clarins treatments are offered at Dinarobin's serene idyllic spa



A deluxe room at the Shandrani Resort & Spa

TAKE
ME
THERE

The next morning we departed for Ile aux Aigrettes, a protected nature reserve run by local NGO, The Mauritian Wildlife Foundation (MWF). A 30 minute boat trip later along the rugged coastline and we had arrived at the small 27 hectare island. Conservation is a big issue, and no wonder for this is the country from which the famous extinct dodo bird originated – now a national mascot. We encountered wonders including the elusive pink pigeon and the Telfair's Skink reptile, a species that

can only be found in Mauritius. I was even lucky enough to encounter the awesome giant tortoise Big Daddy, the 300kg so-called 'boss' of the island.

Our second destination was Dinarobin Hotel Golf & Spa, another Beachcomber property located on the West coast. Bordering another highly prestigious hotel, the Paradis Hotel & Golf Club, the two share exclusive facilities all overlooked by the rugged Le Morne mountain that towers above the coastline in a protective manner. It's obvious why this is a destination for honeymooners. You are awed by the sheer beauty of the dramatic backdrop, and the endless stretch of clean, quiet coastline emphasises your small existence in an unspoilt place. For

pamper lovers, there is a deluxe Clarins spa and garden pools facing toward the beach. There is also a host of new luxurious villas where guests can enjoy outdoor dining on wooden decking. I stayed in a luxe junior suite, featuring a spacious bathroom with walk-in shower and large bathtub.

Many guests come for the superb golf

facilities which adjoin the Paradis hotel, just a short golf buggy ride away from Dinarobin. Sampling an introductory golf lesson – and realising that my paltry swing required many more hours of practice, I could, however, easily imagine the joy such a place would bring to any serious lover of the sport with its access to three championship golf courses and long green fairways. Another recommended activity is at the Black River Bay where wild dolphins visit in the mornings to swim with snorkelling tourists – my experience will be remembered forever.

Should you prefer to indulge more basic needs, you're be spoilt with the delicious range of food on offer whether it's fresh seafood dish or Italian cuisine. Guests are welcome to access nine of the restaurants, including those at Paradis, so dining out always delivers a new discovery, much like the island itself.

❖ beachcomber-hotels.com

TRIP NOTES

❖ Peak season from October to April is hot, humid and rainy and temperatures run from 26°C to 32°C. Winter is between May and October where temperatures run between 20° and 26°

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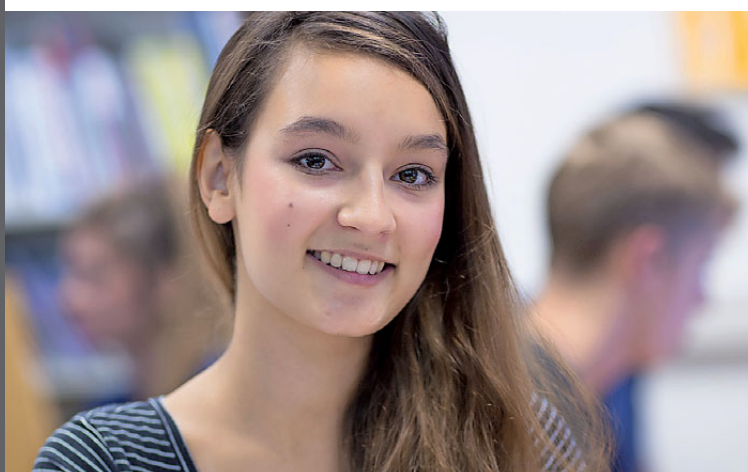
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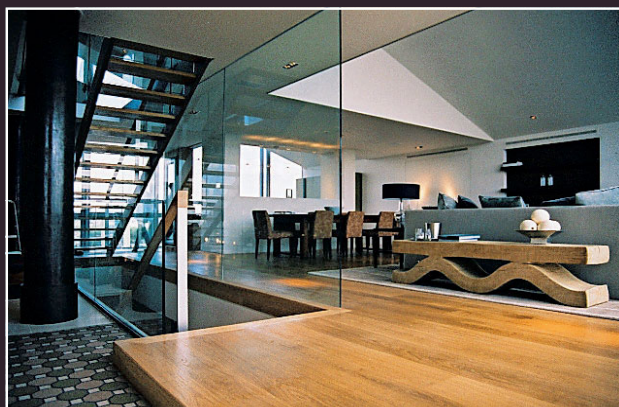
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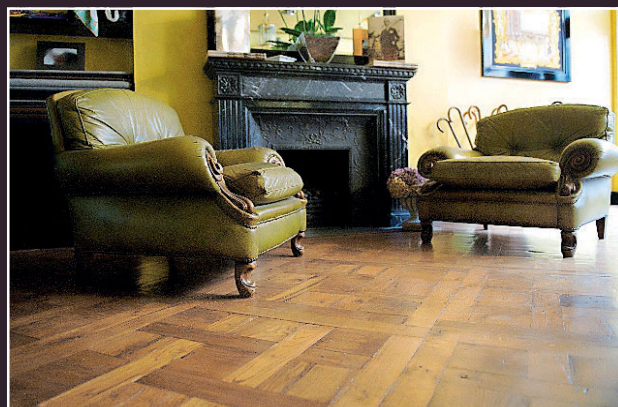
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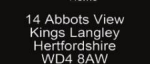
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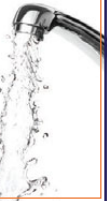
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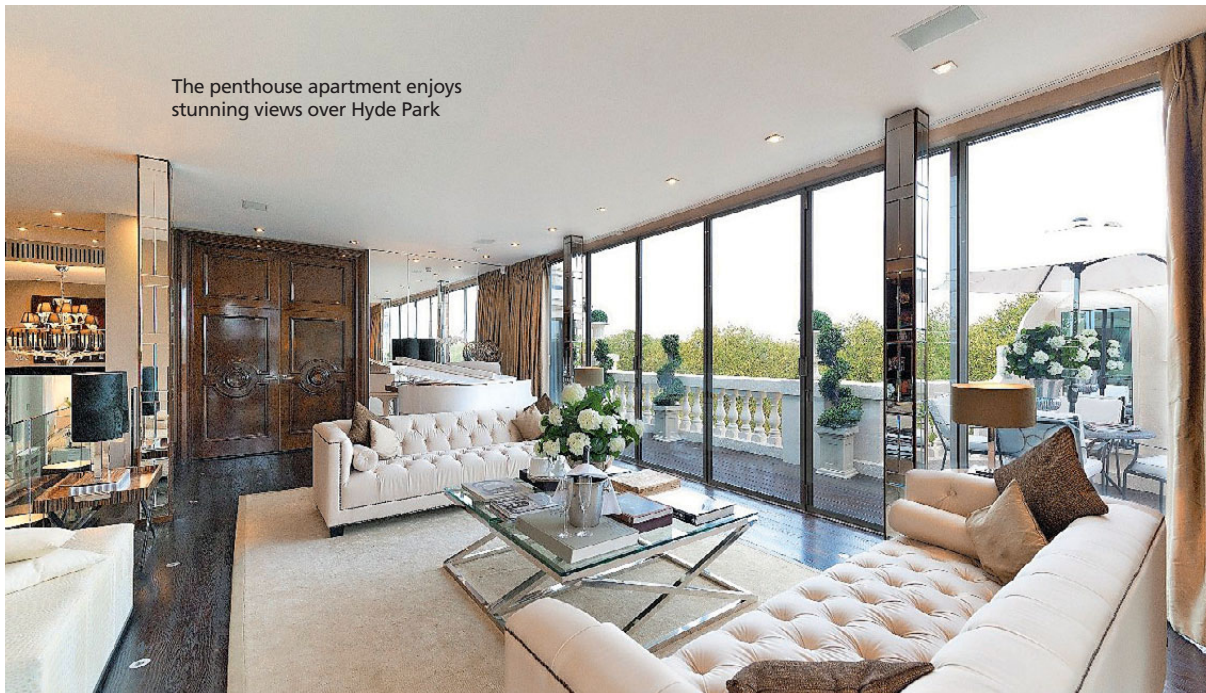
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The penthouse apartment enjoys stunning views over Hyde Park



As we enter a brand new year, what better time to celebrate with a round-up of fabulous new properties for our regular '5 of the best' feature. We've also been finding out what local estate agents are expecting of the property market in 2014 – read some of their predictions on page 96 and discover a glamorous apartment for sale that comes with a notorious history. Also under the spotlight this month is ever-fashionable Chelsea.

Karen

Karen Tait, Property Editor



EDITOR'S PICK

For ultimate London living this sumptuous property is hard to beat. One of the largest penthouse apartments overlooking Hyde Park, it has six bedrooms, two reception rooms, a roof terrace and balcony. Offering lateral space of about 8,500 square feet, it is set within a Victorian mansion building with 24-hour concierge and a private parking space.

✦ The Penthouse, 116 Knightsbridge, SW1: £32.5m (Strutt & Parker, 0207 235 9959)

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PROPERTY FRONT COVER

A three bedroom garden flat in the renowned Parkside portered block, £3,950,000, Hobart Slater, 020 7581 8277

Forecast 2014

It's crystal ball time as we look at some key predictions for the London property market

DEMAND TO SOFTEN

'Market dynamics which shift buyers from higher to lower priced areas will boost prices in the central London market,' says Fionnuala Earley, Research Director at Hamptons International. 'In prime central London we expect demand to soften as investors search for better yielding assets elsewhere.'

'Central London, where transactions are highest but supply is an issue, will see the largest price growth. By contrast, prime central London growth will underperform England and Wales for the first time since 2005.'

'House price growth will be 8% in central London in 2014, and will slow in prime central London to 3%.'

STRONG FIRST HALF

'I believe we will see the past year's level of activity continue throughout 2014, although with a much stronger first half than 2013,' says Lee Watts, Managing Director at KFH. 'Overall I believe we will see a further increase in property values of 7%-10% by the end of 2014, with transaction numbers in London increasing by a similar level to 115,000.'

Carol Pawsey, Group Lettings Director, adds: 'Renting long term is becoming the norm and the market is set to be strong in 2014. I estimate that transactions will rise by at least 15% and so long as supply and demand are equal, rental prices should remain stable.'

ONE UPMANSHIP

The average value of one-bedroom properties in prime London has risen by over £60,000 in a year to £502,139, following a 14% annual growth, according to research from Marsh & Parsons. In prime central London, covering Chelsea, Kensington, Notting Hill, Holland Park and Pimlico, the average price of a one-bedroom home has risen to £583,036.

CONSIDERABLE UNCERTAINTY

'We expect PCL house prices to perform less well over the next two years as considerable uncertainty returns,' says Stephanie McMahon, Head of Research at Strutt & Parker. 'Volterra forecasts 3.5% for 2014 and 0% in 2015, a stark contrast to 2010-11 when prices surged by over 13% year-on-year.'

'However, most of the risk is on the upside, as markets may not react as nervously as expected to the potential for mansion tax, and it may be that transactions decrease but values hold better than expected.'

REALITY CHECK

'Unsustainable capital value growth will slow to 4% in PCL and 3.5% in Greater London,' comments Sue Foxley, Cluttons' Research Director. 'Even in London, a rate of house price growth at more than twice the long run average is not sustainable and the market will correct to a level of affordable demand closer in line with income growth.'

'We expect buyers in areas that have seen the highest competition-led growth to take a reality check before bidding prices get higher.'

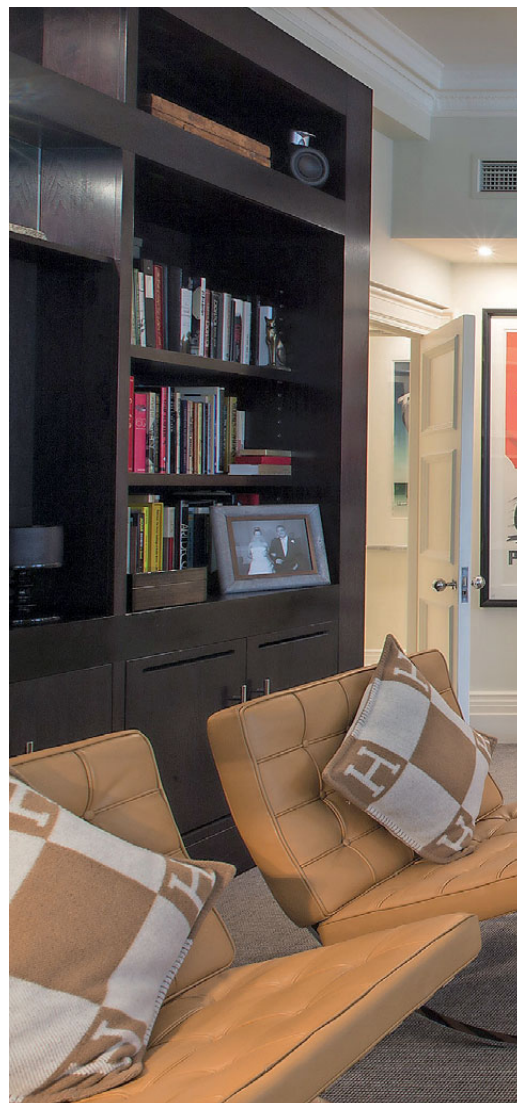
NOMINAL PRICE RISES

'The feeling is that in real terms prices in prime central London will come off by the odd percentage point but with the all important asking prices coming off by around 5% in nominal terms, there is the chance that volumes can pick up,' says Ed Mead of Douglas & Gordon.

'In prime south-west London, the stronger growth seen this year seems set to continue, with 5-10% nominal price increases, but volumes are feared to be remaining steady if not falling as sellers fail to find anywhere to move to.'

OUTER PRIME GROWTH

Prime central London is now looking more fully valued than other prime markets, set to show 3% growth in 2014 compared to more domestic, outer prime London at 6%, with an election year lull or small falls anticipated, according to research from Savills.



Prime numbers

The 2014 forecast in figures

8% House price growth in central London: Hamptons International

115,000 Transaction numbers in London: Kinleigh Folkard & Hayward

3% House price growth in prime central London: Savills

3.5% Growth in central London rents: Cluttons

This Art Deco apartment was owned by Lady Docker, dubbed 'the wealthiest woman in Mayfair' by the media



FOR SALE: THE PINK PANTHER PAD

The Mayfair flat owned by Daimler heiress Lady Docker, whose theft of diamonds in the early 1950s was the most expensive London robbery of its day, has come onto the market, priced at £4,400,000 through Mayfair agent Wetherell. The haul included a pink diamond ring and inspired the famous Pink Panther movies and cartoon,

The elegant mansion flat in Claridge House on Davies Street benefits from luxurious Art Deco style features, and is situated between Berkeley Square and Claridges Hotel.

Born in Derby, Lady Nora Docker (1905-1983) came from humble origins. Her father was an engineer and the family lived above a butcher's shop. Working as a dance hostess in London's Café de Paris, Nora used her formidable social skills to marry well (three times in fact), climbing to the highest levels of society.



In December 1954 the Dockers threw a party for over 200 celebrities, exiled Royals and millionaires in the main reception room at Claridges. The event cost over £4,000 (a fortune at the time) and Lady Docker wore £200,000 worth

of jewellery.

After the event Lady Docker said to Jane Russell: "I once lived above a butcher's shop and now I live above Claridges Hotel, it demonstrates how far I've travelled in life".

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Simon Rose

Strutt & Parker West Chelsea



Our selling expertise has helped us break our charity fundraising records

It's been a record breaking year of a special kind for Strutt & Parker. We're thrilled to announce that we have far surpassed our ambitious 2013 fundraising target to raise £100,000 for Great Ormond Street Hospital (GOSH), raising over £141,447 to date, with more funds yet to follow.

This epic achievement is down to the excellent support we have received from our colleagues, friends and clients across Strutt & Parker who have rallied behind the cause since we elected to support GOSH at the beginning of the year. While some offices and individuals chose to raise funds through sport and outdoor activities such as marathons, coastal walks, kayaking on the Thames and golf days, others ran quiz nights, cake sales and various local competitions.

Despite the target having already been smashed, Strutt & Parker is continuing to fundraise with various new ideas including their own spin on a 'Little Red Celebrity Charity Cookbook' to be released in the upcoming months. With many of our staff, friends and clients having had personal experience of the great work of GOSH, this has undoubtedly helped our motivation if indeed any was needed.

The funds raised will play a vital role in the building of the new Neurosciences Centre at the hospital. The charity is reliant on public support towards the redevelopment of GOSH and its services, pioneering research into new treatments and cures for childhood illnesses, and providing much needed support for families. We're very proud to have made a valuable contribution to the charity's countless patients and families – and we've also had a great deal of fun in doing it along the way.

♣ Strutt & Parker West Chelsea,
020 7373 1010

The Strutt & Parker Charity Committee



Kenny Logan, Raising the Roof Patron for Great Ormond Street Hospital and Andy Martin, Senior Partner at Strutt & Parker

Despite the target having already been smashed, Strutt & Parker is continuing to fundraise with various new ideas planned



Elm Park Gardens, SW10

£1,295,000 Leasehold



An immaculate and beautifully refurbished two double bedroom flat, with access the communal gardens.



946 sq ft (87.9 sq m) EPC rating C
Reception room | kitchen | 2 bedrooms |
2 bath/shower rooms | Communal
gardens | Underground parking

West Chelsea 020 7373 1010
west.chelsea@struttandparker.com

Cheyne Court, SW3

£2,900,000 Leasehold



A three bedroom lateral apartment on the second floor (with lift) of this very popular portered block.



1,505 sq ft (139.8 sq m) EPC Rating D
Drawing room | Kitchen/breakfast room |
3 bedrooms | 3 bathrooms | Balcony |
Lift | Porter

Chelsea 020 7225 3866
chelsea@struttandparker.com

Launceston Place, W8

£2,750,000 Leasehold



An outstanding and beautifully presented three bedroom maisonette which offers fabulous entertaining space.

1,345 sq ft (125 sq m) EPC rating E
Open plan kitchen | Dining room | Drawing room | Three bedrooms | 2 bath/shower rooms

Kensington 020 7938 3666
kensington@struttandparker.com

Egerton Gardens, SW3

£1,595,000 Leasehold



This beautifully presented first floor one bedroom apartment is situated in this red brick period building.

663 sq ft (61.6 sq m) EPC Rating C
Entrance hall | Reception room | Kitchen | Bedroom | Bathroom | Balcony | Lift

Knightsbridge 020 7235 9959
knightsbridge@struttandparker.com

Emperor's Gate, SW7

£1,375,000 Share of Freehold



A charming and well-presented second floor flat with well-proportioned rooms and plenty of natural light.



EPC Rating D

Drawing room | Dining room | Kitchen | Bedroom | Bathroom | Access to communal gardens

West Chelsea 020 7373 1010

west.chelsea@struttandparker.com

Sheffield Terrace, W8

£1,650,000 Leasehold



A charming and well presented two bedroom flat, on the third floor of this popular, portered mansion building.



1,022 sq ft (94.9 sq m) EPC Rating

Drawing room | Kitchen | Two bedrooms | Bathroom | Porter | Lift | Access to communal gardens

Kensington 020 7938 3666

kensington@struttandparker.com

Harrington Gardens, SW7

£1,150,000 Share of Freehold



A bright and well presented two double bedroom flat on the lower ground floor of this prominent period conversion.

1,069 sq ft (99.3 sq m) EPC Rating E
Drawing room | Dining room | Kitchen |
Two bedrooms | Two bathrooms |
Private entrance | Communal gardens

West Chelsea 020 7373 1010
west.chelsea@struttandparker.com

Rosary Gardens, SW7

£1,195,000 Leasehold



A superb refurbished two double bedroom flat benefiting from direct access to a charming communal garden.

833 sq ft (77.4 sq m) EPC Rating
Drawing room | Open plan kitchen |
MasTwo bedrooms | two bathrooms |
Direct access to communal garden

West Chelsea 020 7373 1010
west.chelsea@struttandparker.com

Campden Street, W8

Offers in Excess of £2,800,000 Freehold



An attractive and beautifully presented three bedroom house, with excellent entertaining space as well as a charming terrace.



1,481 sq ft (137.6 sq m) EPC Rating E
Drawing room | Kitchen/breakfast room |
Master bedroom with en suite bathroom
| Two further bedrooms | Further
bathroom | Cloakroom | Terrace

Kensington 020 7938 3666
kensington@struttandparker.com



Simon Rose

Strutt & Parker

The agent on incorporating humour and honour into a successful working day

The person that has influenced you the most...

Probably my banker father who took my family to New York to join what was the Bankers Trust at the time. I grew up outside New York in Scarsdale and have fond memories of amazing holidays around the States, playing lots of baseball. We moved to Scandinavia for a few years so by the time we moved back to Berkshire, I was a very well-travelled 12 year old. I think my father's influence has helped me to understand people moving from overseas, and that in fact, the world is a relatively small place.

The pet hate that irks you...

Dishonesty. I'm quite old fashioned and like to think that a man's word is his honour. In this day and age sadly it doesn't always apply. I pretty much rely on my gut instinct as much as hard core facts. Agents have become a little like detectives, having to piece together buyers' and sellers' profiles in order to ensure seamless sales.

The piece of advice you would give to your younger self...

You can't plan everything. Life has a funny old way of pointing you in the right direction and the rest is up to you through hard work and a great deal of practice.

Your perfect way to spend a morning in your area when you're not working...

An early breakfast at Vingt-Quatre with my wife and the Sunday papers – ideally the children might be on sleepovers the night before. Then a mooch along the shops on the Fulham Road, including the specialist French eateries we love. We'd buy some goodies to take home for a picnic en famille once the children return. That's if my wife hasn't convinced me to leave her shopping; our life is one big negotiation!

The way you hope to be viewed by others at work...

Being the oldest of my team, and hopefully the wisest, I'd like to think that I lead by example and am approachable. We work long hours with a lot of

Agents have become a little like detectives, having to piece together buyers' and sellers' profiles



ongoing pressure. Everyone's focused on delivering the results we promise, so in the mix I like to add an injection of humour into our working day. Colleagues seem to laugh at my jokes which helps us get through the more challenging moments...

Your favourite part of your job...

Variety from the people and the properties. I love meeting different people from all backgrounds combined with seeing some spectacular properties, big and small. I am lucky to repeatedly work for many clients and buyers. I end up helping their children or grandchildren and really get to know their families. That's the soft side of what I do. Trading property can be as personal as it can be about investment.

The philosophy that you live your life by...

We have various family mottos: 'just do it', 'always do your best' and 'we're in it to win it'. So far, so good...

Your guiltiest pleasure in life...

Motorbikes, bicycles, scuba diving and gadgets, especially Apple gadgets. I am also rather partial to dark chocolate mixed with peanut butter.



This five bedroom family home sits on the pretty cherry tree-lined Redcliffe Road, SW10. Impeccably presented throughout with an ideal layout for families, the property offers a reception room, dining room, sitting room, kitchen, two bathrooms, shower room, balcony and west facing garden. Redcliffe Road is ideally located for its proximity to the amenities, restaurants and transport links of the locality known as The Beach. £5,950,000 Freehold.

✦ Simon Rose, Partner - Head of West Chelsea Office, Strutt & Parker, 140 Fulham Road SW10 9PY; 020 7244 1271; struttandparker.com

HON6

Agency NEWS

A round-up of the latest movers and shakers and good deeds happening in Kensington and Chelsea

Peter Rickenberg at Bective Leslie Marsh says the company is primed for a successful year in 2014

WHAT HAVE BEEN YOUR BIGGEST ACHIEVEMENTS IN 2013?

Our rebranding, which launched in September, has been a huge success. We wanted to create a fresh, stylish and artistic look to complement the company's bespoke attitude and service, and to highlight the difference between us and other agents. We also launched our new specialist division, Land and New Homes, catering to residential and individual mixed-use investment and development opportunities. We have set good foundations for the year ahead.

HOW IS THE MARKET FARING IN COMPARISON TO THIS TIME LAST YEAR?

Last year the run up to Christmas was very busy indeed but this year seems to have surpassed it. The bullish sentiment throughout the market has come as a surprise to many of us, and as always, prices have soared and will continue to do so.

WHAT ARE YOUR PROPERTY MARKET PREDICTIONS FOR THE COMING MONTHS?

For the last five years we have seen prime central London property prices increase year after year and 2014 is set to be no different. In fact, the latest forecasts suggest that London property



prices will have jumped a staggering 43.5% by 2018, pushing the average London asking price to £500,000. With a rosier outlook, I predict that stock levels will remain the same and demand will continue to outstrip supply.

BECTIVE LESLIE MARSH RECENTLY REBRANDED AND LAUNCHED A NEW WEBSITE. WHAT HAS THE RESPONSE BEEN LIKE FROM CLIENTS?

Clients say our new branding portrays a deep emotional connection and total understanding of the local environment, which is what makes us stand out from the rest. I believe there is a huge market for customers who want individual attention and service. Our new branding truly reflects this, enabling us to exceed our clients' expectations.

✦ bective.co.uk

NEW CHAPTER FOR SCHOOL LIBRARY

Children at Hampden Gurney Primary School have received a revamped and restocked library thanks to a generous donation from Knight Frank. The agent's offices pledged £4,000 to provide the west London school with brand new books, and to have the entire library catalogued and covered to prevent wear and tear, after Marylebone's Louise Randall visited the school in early 2013 to see what help was required. An additional £1,000 was donated by its partnership and Knight Frank branded 'This is the Property of' stickers were provided for all the books.

Louise says, 'Although the school has a fantastic library facility, it was clear that not only did a lot of the books need replacing as they were outdated or generally worn, but a great deal more variety was needed.'

Nine months on, and with all the work completed, the library has been deemed a massive success by pupils and sponsors alike. Fiona Sexton of Hyde Park's office recently paid a visit to the new library with other members of the team. 'It is clear to see what a difference our donation has made,' she says. The library is now fully catalogued and restocked with over 3,000 new books and it's great to see the children taking full advantage of them.'

✦ knightfrank.co.uk



*Average house
prices in London
are set to rise by
more than
43%
to £650,000 by
the year 2020*



STEADY INFLUX

There is continual investment for rental properties in prime central London from overseas buyers according to Chesterton Humberts' Area Director, Anshul Raja. He says, 'The allure of exemption from paying the annual tax on rented properties

(ATED) means more stock is coming on the market for rental. As we look towards the early part of 2014, I anticipate the rental market to remain competitive for landlords while tenants continue to seek value for money. I do not expect to see significant increases in rents in general, however for 'best in class' properties in prime addresses across the capital, rental values will continue to increase, although always re-aligning with demand.'

✦ chestertonhumberts.com

GUARDIAN ANGELS

Agent John D Wood & Co. helped raise £1,025 for St Peter's Church, Eaton Square this month through sponsoring The Pimlico Society's community talk, 'An Evening with James Stourton'. The event, which was held at the church, was well attended by local residents, friends and acquaintances of James Stourton, Peter York and John D Wood & Co.

Stourton, a former Chairman of Sotheby's, delivered a talk based on his latest book 'Great Houses of London' and discussed some of the capital's lesser architecture and extraordinary houses, many of which are inaccessible to the general public. The Reverend Edmund Cargill Thompson, Vicar of St Peter's Eaton Square expressed his delight at receiving the donation, saying, 'Thank you to John D Wood & Co. for the most generous cheque. Your donation will enable us make some aesthetic improvements to the church interior. We are contemplating a new lighting scheme and a new sound system. £1,025 will help us a great deal and we are most grateful.'

✦ johndwood.co.uk



Where will
we find your
perfect buyer?

As the exclusive UK affiliate of Christie's International Real Estate network, we can reach quality buyers in 44 countries via 932 offices and a website visited 135,600 times a month.

struttandparker.com

CHRISTIE'S
INTERNATIONAL REAL ESTATE

STRUTT
& PARKER



International buyers have begun flocking to the SW5 postcode – the Earl's Court and Gloucester Road areas – of London, with a majority of those being young families interested in lateral flats rather than traditional houses

Rich pickings for renters

Three agents from Strutt & Parker's West Chelsea office update us with the latest changes happening in their market



Harriett Hustler
Head of Mid Market Sales

There has been a big boost to values in the popular Lots Road village in SW10, Chelsea.

Originally known for the Lots Road Auction House, there are now many bustling shops and cafes, such as Lots Larder on Burnaby Street, and gastro pubs, like The Lots Road. Since the opening of the Imperial Wharf Train Station three years ago, the rest of the Royal Borough have caught on to this hidden gem and property prices have steadily climbed with the biggest hike being during the summer months of 2013. Best in class examples of the terraced houses the area is known for are now commonly crossing the £1,000 per sq ft barrier with record prices over £1,200 per sq ft being hit on Burnaby Street and Stadium Street, 20% up on the area averages.

✦ 0207 373 1010

Harriett.Hustler@struttandparker.com



Nicky Upton
Head of West Chelsea Lettings

Although we are based in SW10, we have the benefit of renting and showcasing properties in SW3, SW7 and SW5 so we are able to meet the needs of many different applicants looking to rent. There are several good schools so families can reside here for longer while their children are educated locally.

The market has been slow for lettings in 2013 as the strong sales market has impacted on rental yields, resulting in prices remaining relatively the same. Interestingly the number of tenancies agreed in our area in the last six months has doubled, although we have noticed people seeking generally smaller houses or lateral apartments – so there is still a demand out there. That said, any property presented with a good specification and interior standards at the right price will let.

✦ 0207 373 1010

Nicky.Upton@struttandparker.com



Simon Rose
Head of West Chelsea Sales

International buyers have begun flocking to the SW5 postcode – the Earl's Court and Gloucester Road areas – of London, with a majority of those being young families interested in lateral flats rather than traditional houses. This is an exciting shift in the market to a new area where we are now achieving record-breaking prices. Traditionally, this area has had a strong house market so it is significant to see the flat prices catch up. While the buyers originate from abroad they all tend to have been living in London for a number of years and have 'test run' various areas. Following this, they have seen that SW5 offers excellent value for money and that the wonderfully spacious lateral mansion flats provide the style of property that they are used to at home.


✦ 0207 373 1010

Simon.Rose@struttandparker.com



West Chelsea enjoys a plethora of benefits, including the many shops, restaurants and bars on the fashionable King's Road and a range of good local schools

Sales: 020 7589 2000 sales@bodensresidential.com
Lettings: 020 7225 0433 lettings@bodensresidential.com
102 Draycott Avenue, Chelsea London SW3 3AD

 *Ici on parle français*



Visit our
mobile
website



ST LUKE'S STREET, SW3

£1700 per week unfurnished + admin fees

Fabulous Chelsea family house

Reception Room | Fitted Kitchen/Breakfast Room | Playroom | Master Bedroom with Ensuite Bathroom
3 Further Bedrooms | Family Bathroom | Cloakroom | Patio Garden | Off Street Parking | EPC=D
Please visit www.bodensresidential.com/tenantsfees.php for further information on our fees

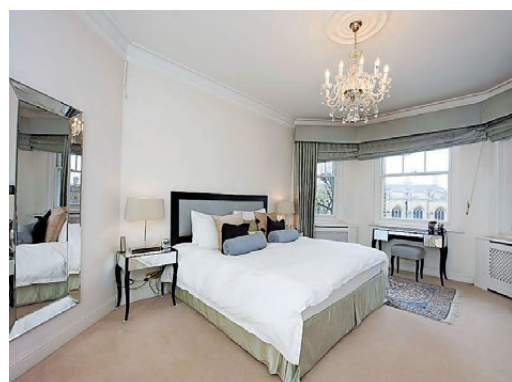
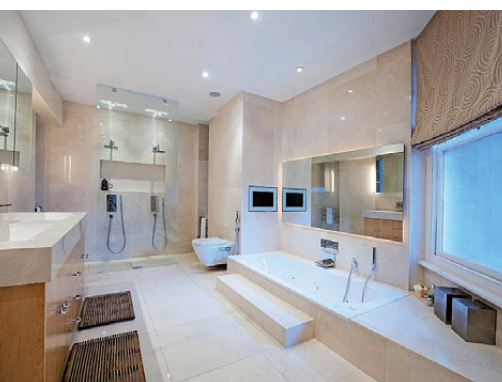


DONNE PLACE, SW3

£3,250,000 Freehold

Freehold house in heart of Chelsea

Entrance Hall | Reception Room | Fitted Kitchen | Dining Room | 3 Double Bedrooms | Ensuite Bathroom
Family Bathroom | Utility Room | Guest Cloakroom | Patio Garden | EPC=E



SUBSTANTIAL LATERAL FLAT WITH PORTER AND COMMUNAL GARDENS OAKWOOD COURT, W14

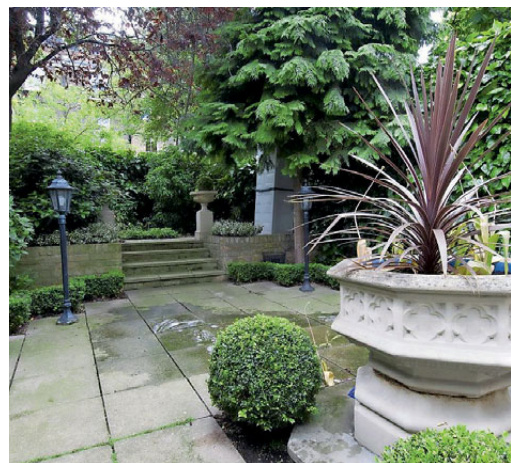
2 reception rooms ♦ kitchen ♦ master bedroom suite ♦ 3 further bedrooms
♦ 3 further bath/shower rooms ♦ utility room ♦ porter ♦ lift ♦ private balcony
♦ access to communal gardens ♦ 241 sq m (2,602 sq ft) ♦ EPC=D

Savills Kensington

Stephen Holmes
sholmes@savills.com

020 7535 3300

Guide £4.3 million Leasehold, approximately 992 years remaining



WELL PRESENTED FAMILY HOUSE ON THE PRESTIGIOUS PHILLIMORE ESTATE CAMPDEN HILL ROAD, W8

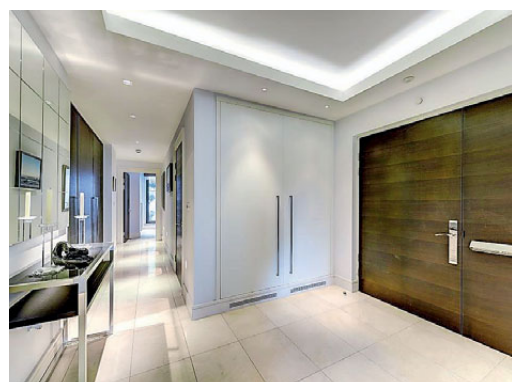
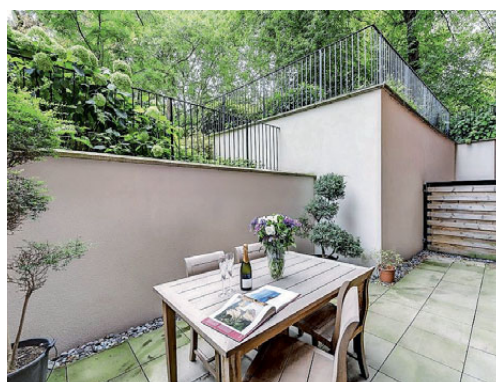
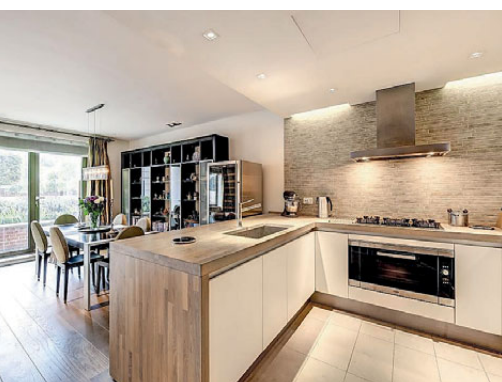
Raised ground floor double reception room ♦ 2 further reception rooms ♦ study
♦ kitchen ♦ 4 bedrooms (2 en suite) ♦ further bathroom ♦ south-west facing garden
♦ 250 sq m (2,691 sq ft) ♦ EPC=F

Guide £4.5 million Freehold

Savills Kensington

Sarah Birch
sbirch@savills.com

020 7535 3300



SOUTH-FACING APARTMENT WITH OUTSIDE SPACE

TASKER LODGE, W8

Entrance hall ♦ reception room ♦ kitchen ♦ master bedroom suite ♦ guest bedroom suite
♦ guest cloakroom ♦ 2 patios ♦ underground parking space ♦ 24hr portage
♦ 125 sq m (1,349 sq ft) ♦ EPC=D

Guide £2.95 million Leasehold, approximately 992 years remaining

Savills Kensington

Thomas Holcroft
tholcroft@savills.com

020 7535 3300



IMMACULATE FLAT WITH DIRECT ACCESS TO COMMUNAL GARDENS

CADOGAN GARDENS, SW3

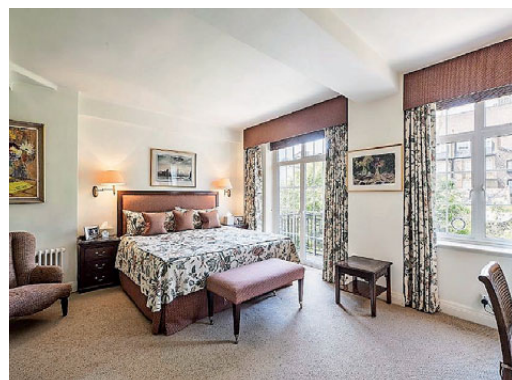
Grand reception room ♦ media area ♦ study ♦ kitchen ♦ 3 bedrooms suites ♦ gym and shower room ♦ guest cloakroom ♦ laundry room ♦ wine cellar ♦ 2 patio gardens ♦ under floor heating and air conditioning ♦ 209 sq m (2,253 sq ft) ♦ EPC=D

Savills Sloane Street

Christian Warman
cgwarman@savills.com

020 7730 0822

Guide £4.5 million Leasehold, approximately 125 years remaining



AN EXTREMELY WELL PROPORTIONED DUPLEX FLAT CHEYNE WALK, SW3

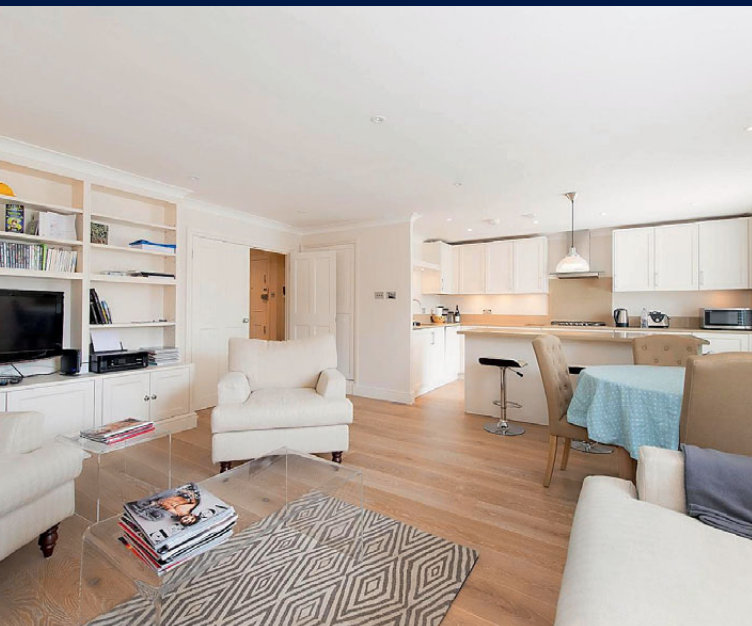
Entrance hall ♦ reception room ♦ kitchen ♦ 2 bedrooms ♦ bathroom ♦ shower room ♦ guest cloakroom ♦ porter ♦ off-street parking ♦ 118 sq m (1,275 sq ft) ♦ EPC=D

Savills Chelsea

Henry Reid
h Reid@savills.com

020 7578 9000

Guide £1.85 million Leasehold, approximately 156 years remaining



COLLINGHAM GARDENS, SW5

2 bedrooms (1 en suite) ♦ further bathroom ♦ reception room
♦ open plan kitchen ♦ 82 sq m (887 sq ft)
♦ Council Tax=G ♦ EPC=C

Furnished £875 per week

+ £276 inc VAT one-off admin fee and other charges may apply*

Savills Chelsea omellotte@savills.com 020 7578 9020



MARKHAM STREET, SW3

4 bedrooms (1 en suite) ♦ family bathroom ♦ reception room
♦ open plan kitchen ♦ patio garden ♦ 145 sq m (1,561 sq ft)
♦ Council Tax=H ♦ EPC=D

Unfurnished £1,950 per week

+ £276 inc VAT one-off admin fee and other charges may apply*

Savills Chelsea dfearnon@savills.com 020 7578 9020



SUMNER PLACE, SW7

3 bedrooms (2 en suite) ♦ family bathroom
♦ 2 reception rooms ♦ separate kitchen
♦ 141 sq m (1,527 sq ft) ♦ Council Tax=G ♦ EPC=D

Unfurnished £1,550 per week

+ £276 inc VAT one-off admin fee and other charges may apply*

Savills Chelsea omellotte@savills.com 020 7578 9020



THACKERAY HOUSE, SW3

2 bedrooms (1 en suite) ♦ family bathroom ♦ reception room
♦ open plan kitchen ♦ lift ♦ 76 sq m (825 sq ft)
♦ Council Tax=G ♦ EPC=C

Furnished £795 per week

+ £276 inc VAT one-off admin fee and other charges may apply*

Savills Chelsea ibreynardson@savills.com 020 7578 9020

Oliver Lurot Savills Notting Hill



We have turned a corner in the west London property market and the positive trend is set to continue

The property market in Notting Hill has continued to develop nicely in 2013, with average values increasing by 4.4%. Looking to the year ahead, positive trends are expected to continue with a further 3% rise forecast for the patch. Houses in the area are famous for their variety and quality, with wonderful communal garden houses mixed in amongst imposing townhouses, mews streets and cottages.

Notting Hill attracts buyers from all over the globe: the top end of the market is particularly popular with North Americans looking for classic, spacious homes, while Western Europeans make up nearly a quarter of the market in the £3m-£5m price bracket. British buyers are also prevalent, attracted to the many good local schools in the area, including Wetherby School, Notting Hill Prep, Pembridge Hall, and nearby Thomas's Kensington.

Local attractions include the eclectic Portobello Road with a wonderful mix of antiques and bric-a-brac. Westbourne Grove hosts chic boutiques, while high street favourites are found on Notting Hill Gate. The art deco Electric cinema and its next door diner are local staples, while The Rum Kitchen on All Saints Road serves delicious Caribbean food and cocktails in a bright and vibrant venue. We also have one of London's finest restaurants on our doorstep in the form of the two Michelin-starred restaurant, The Ledbury.

♣ Savills Notting Hill, 020 7727 5750



A beautifully designed and spacious family house on Blenheim Crescent in the heart of Notting Hill. Light floods into this broad Victorian terraced house emphasising the high ceilings and elegant details. The large ground floor double reception is the epitome of style and sophistication. The house offers 4 double bedrooms, 2 bathrooms (1 en suite), a shower room, open plan kitchen/dining room, study, utility room, wine store, patio, 2 terraces and a balcony. £4,800,000

We have one of London's finest restaurants on our doorstep in the form of the two Michelin-starred restaurant, The Ledbury

This interior designed three bedroom lateral apartment occupies the first floor of an elegant stucco fronted building in Chepstow Place, a prime Notting Hill address. The apartment is beautifully presented and finished to a high specification throughout with good proportions and an abundance of natural light. It comes with 1 en suite bathroom, 1 shower room, an open plan reception room/kitchen and lift. £2,750,000



The resident

LETTINGS GUIDE



BODENS

Campden Street W8 £1,350 pw unfurnished

- ❖ Pretty Kensington street
- ❖ Comfortable family home
- ❖ Good local shopping amenities
- ❖ Central line within close proximity

BODENS
bodensresidential.com

Danielle Fearnon
020 7225 0433
bodensresidential.com



Lizzie Young



BECTIVE LESLIE MARSH

Kings Road, Chelsea, SW10

£1,750 pw unfurnished

- ❖ Refurbished and well presented family house
- ❖ Stylishly finished with superb designer fixtures
- ❖ 3 bedrooms, 3 bathrooms, reception room
- ❖ Kitchen, patio, balcony

BECTIVE
-LESLIE MARSH-

Bective Leslie Marsh
020 7589 6677
bective.co.uk



Sophie Murray



HOBART SLATER

Grosvenor Crescent Mews SW1 £5,500pw

- ❖ Private gated mews
- ❖ Architect designed
- ❖ 2 reception rooms
- ❖ 4 bedrooms

HOBART SLATER

Hobart Slater
020 7590 1200
hobartslater.co.uk



Jeremy Nunn



SAVILLS

Onslow Square, SW7 £2,100 pw

- ❖ 3 bedrooms
- ❖ Direct garden access
- ❖ Period features
- ❖ 1,340 sq ft

savills

Savills
020 7578 9013
savills.com



Danielle Fearnon

5 of the BEST... *NEW HOMES*

What better way to bring in the New Year than a home in a brand new development where comfort and luxury go hand in hand with all mod cons



CLOSE TO AMENITIES

Kensington Church St, W8 £1,650,000

In a flagship building with lift, secure underground parking and basement storage, this air-conditioned apartment offers a master bedroom suite with walk-in wardrobe, second bedroom and bathroom, and contemporary kitchen.

✦ John D Wood & Co, 020 7908 1100



SQUARE DEAL

London Square, Fulham From £2,600,000

Reflecting the tradition of the classic garden square, this new traffic-free development will comprise 40 townhouses combining Georgian-style facades with contemporary interiors, and with underground parking.

✦ London Square Fulham, 0333 666 2737



PRIVATE POOL

Kensington High Street, W14 From £910,000

375 Kensington High Street offers a selection of one- to three-bedroom apartments and penthouses set around a courtyard garden, and benefiting from a private pool, spa and cinema, and 24-hour Harrods concierge.

✦ Savills, 020 74098756



PRIVATE GARDEN

Holly Lodge, W8 £7,250,000

This four-bedroom duplex apartment is situated in a development on Thornwood gardens and benefits from its own entrance, high ceilings throughout, a landscaped garden and underground parking.

✦ Hamptons, 020 7717 5305

GATED MEWS

Hobs Mews, SW10 £1,999,999-£2,875,000

This gated mews development of houses and a duplex with roof terrace has been designed to suit a wide spectrum of buyers. Features include underfloor heating, ventilation system, Lutron lighting and Control 4 smart home system.

✦ Knight Frank, 020 7349 4300





Paultons Square, Chelsea SW3
Guide price: £6,000,000

✦ Presented by Knight Frank Chelsea
020 7349 4300
chelsea@knightfrank.com
Knightfrank.co.uk/chelsea

James Pace

Head of Sales Knight Frank Chelsea



Chelsea remains one of the most popular areas to buy in London and we want you to tell us why...

The property sales market in Chelsea has largely had a successful year in 2013. Prices, particularly at the lower end of the market, rose and Chelsea continued to demonstrate its popularity with buyers from across the board as well as the globe – from Sweden to China, owner/occupiers, investors/developers and second home buyers alike. UK buyers made a strong return purchasing 88% of our properties. Higher priced properties also held steady but following a strong spring/summer, numbers of transactions were limited over the autumn. We have also seen stock levels, particularly of family houses increasing substantially.

At the time of writing, there are now twice as many houses available for sale in Chelsea between £5m and £10m than there were in April, which is a considerable difference. However, we have more recently experienced a surge in interest, viewings and offers which no doubt will translate in to sales. If it does, there is no question that we will go



into 2014 with considerable optimism for a strong year ahead. One constant is that Chelsea remains one of the most popular areas in which to live in London. And so we have decided to ask why you, the residents of Chelsea, like living in the area so much. So do please take the opportunity to take part in our competition (in association with the Bluebird) where we ask #whychelsea? – all feedback is greatly appreciated...

✦ Knight Frank Chelsea, 020 7349 4300

CHELSEA PARK GARDENS, CHELSEA SW3

This excellent five bedroom family house sits in one of the best positions on Chelsea Park Gardens and is presented in good order having been thoughtfully refurbished. The 3,130 sq ft house is set behind an attractive garden and has a private west facing garden at the rear. £8,000,000 Freehold

David Mumby

Head of Lettings Knight Frank Chelsea



Rental prices in prime central London are due to rise in the New Year fuelled by renewed vigour in the London economic market

Demand for rented accommodation in prime central London is certainly on the rise. The number of new lettings in the year is up 18% on the previous 12 months, and both viewings and enquiries have seen marked increases. We are forecasting the recent downwards pressure on rents to ease next year when we expect rents to rise by 2% in prime central London, fuelled by job creation and increased economic optimism in the City. As a result, we expect prime central London rents to outperform other markets over the medium term, rising 18% between 2014 and 2018 versus 16% in the UK and 17% in prime outer London. All in all, it is an encouraging picture to take us into the New Year.

✦ Knight Frank Chelsea, 020 7349 4300



THISTLE GROVE, CHELSEA SW10

An immaculately refurbished townhouse with three good size bedrooms, each with an en suite bathroom. The 1,518 sq ft property has excellent light throughout and the open plan kitchen/dining room leads onto a pretty west facing garden. It comes furnished or unfurnished. £1,750 per week



FROM THE BOLTONS TO CARLYLE SQUARE



CHELSEA'S ADDRESSES ARE AS RENOWNED

KNIGHT FRANK KNOWS CHELSEA

James Pace, head of our **Chelsea** office, and his team are renowned for their years of experience and their property expertise. They specialise in selling a range of properties from Pied-à-terres to the grandest mansions. Their in-depth knowledge of the local market, combined with an extensive network of offices in the UK and around the world, means that it is possible to match property to the best possible buyer.

To find out more about how Knight Frank can help with your property requirements, call Knight Frank Chelsea.

020 7349 4300

[KnightFrank.co.uk](https://www.knightfrank.co.uk)



AS THE LOCAL KNIGHT FRANK TEAM



The Vale, Chelsea SW3

Refurbished lateral living with garage

Master bedroom with dressing area and en suite bathroom, 3 further bedrooms with en suite bathrooms, 2 reception rooms, dining room, kitchen/breakfast room, entrance hallway, first floor landing area, cinema room, wine cellar, shower room, cloakroom, laundry room, terrace, garage. EPC rating F. Approximately 363 sq m (3,915 sq ft)

Freehold

Guide price: £8,250,000

(CHL120270)



[KnightFrank.co.uk/chelsea](https://www.knightfrank.co.uk/chelsea)
chelsea@knightfrank.com
020 3641 5901



Albert Court, Knightsbridge SW7

Lateral apartment in 24 hour portered building

A substantial unmodernised raised ground floor lateral apartment in arguably the nicest position in Albert Court. The accommodation is currently being used as a private office but there is a potential to make a spacious 3 double bedroom apartment with grand reception space. EPC rating C. Approximately 295 sq m (3,182 sq ft)

Share of freehold

Guide price £8,000,000

(SLA130219)



[KnightFrank.co.uk/knightsbridge](https://www.knightfrank.co.uk/knightsbridge)
knightsbridge@knightfrank.com
020 3641 5928

Joint agent: Plaza Estates
020 7581 7646



Queen's Gate Place, South Kensington SW7

Bright and spacious maisonette with roof terrace

This well presented property offers excellent living accommodation over the upper floors of a period building. Master bedroom suite, 2 further bedrooms, bathroom, open-plan reception room, dining area, kitchen/breakfast room, utility room, guest cloakroom, terrace, roof terrace (not demised). EPC rating C. Approximately 175 sq m (1,887 sq ft)

Leasehold: approximately 962 years remaining

Guide price: £2,550,000

[KnightFrank.co.uk/southkensington](https://www.knightfrank.co.uk/southkensington)
southkensington@knightfrank.com
020 3641 6121





Peninsula Heights, Albert Embankment SE1

Two bedroom flat with Thames River views

A magnificently finished and presented flat in one of the rivers most desirable places to live. Attention to detail throughout with spacious living and sleeping accommodation. 2 bedrooms, 2 bathrooms, reception room, dining room, dining area, kitchen. 24 hour concierge, leisure facilities. EPC rating C. Approximately 202 sq m (2,174 sq ft).

Leasehold: approximately 985 years

Guide price: £2,450,000

[KnightFrank.co.uk/riverside](https://www.knightfrank.co.uk/riverside)
riverside@knightfrank.com
020 3597 7670





Glebe Place, Chelsea SW3

Four bedroom house with garden

An excellent period townhouse presented in a contemporary style and enjoying a 62 ft west facing garden. Master bedroom with en suite dressing room and shower room, 3 further bedrooms with en suite shower rooms, 3 reception rooms, kitchen, family/breakfast room, study, cloakroom, laundry room, terrace, 62 ft garden. EPC rating D. Approximately 298 sq m (3,211 sq ft)

Freehold

Guide price: £6,450,000

[KnightFrank.co.uk/knightsbridge](https://www.knightfrank.co.uk/knightsbridge)
knightsbridge@knightfrank.com
020 3641 5928





Chelsea Park Gardens, Chelsea SW3

Spacious family house with south facing garden

A well presented family house offering excellent entertaining space and a large south facing secluded rear garden. The house benefits from wooden floors and plenty of natural light. Master bedroom with dressing room and en suite bathroom, 4 further double bedrooms, 2 bathrooms, reception room, kitchen, utility room, garden. EPC rating E. Approximately 192 sq m (2,068 sq ft)

Available unfurnished

Guide price: £2,400 per week

(CHQ105057)

[KnightFrank.co.uk/lettings](https://www.knightfrank.co.uk/lettings)
chelsealettings@knightfrank.com
020 8166 7632





Upper Belgrave Street, Belgravia SW1

Luxury three bedroom duplex lateral flat

A contemporary three bedroom duplex flat with luxury fixtures and fittings for rent in Belgravia. Master bedroom with dressing area and en suite bathroom, a further double bedroom with en suite bathroom, bedroom 3/study, reception room, dining room, kitchen, cloakroom, direct lift access. EPC rating D. Approximately 217 sq m (2,335 sq ft)

Available furnished

Guide price: £4,000 per week



(BEQ189383)

KnightFrank.co.uk/belgravia
belgravialettings@knightfrank.com
020 7768 0807





Markham Street, Chelsea SW3

A beautifully refurbished family home

This well located Chelsea home has been designed to the highest of standards. 3 double bedrooms, 2 bathrooms (1 en suite), reception room, study, open plan kitchen/breakfast room, garden and cloakroom. EPC rating D. Approximately 138 sq m (1,486 sq ft)

Available furnished

Guide price: £2,500 per week

(KNQ189418)



knightfrank.co.uk/knightsbridge
knightsbridge@knightfrank.com
020 7768 0809



Park House Apartments, Mayfair W1K

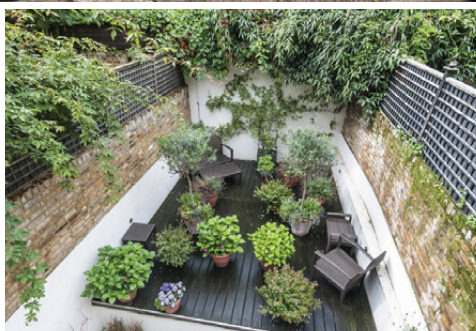
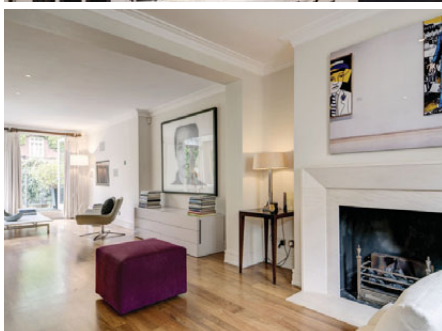
Luxury living in Mayfair

Each of the 39 apartments is unique in layout and atmosphere. From lateral to duplex and penthouse, all are furnished individually with contemporary design complemented by traditional one-off pieces. Ranging from 1-3 bedrooms, open plan reception room/kitchen, comfort colling system lift, 24 hour security and concierge service, underground parking. Ranging from approximately 75 sq m (808 sq ft) to 226 sq m (2,878 sq ft)

Available furnished

Guide price: £900 - £6,600 per week

[KnightFrank.co.uk/mayfair](https://knightfrank.co.uk/mayfair)
mayfairlettings@knightfrank.com
020 3589 2841

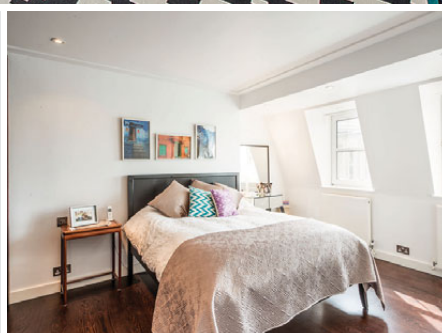


Caroline Terrace London SW1W

double reception room | dining room with open-plan kitchen | 2 bedrooms | 3 bathrooms
further bedroom/study | vault | garden | roof terrace

A superb Grade II Listed townhouse with generous reception and entertaining areas situated in a quiet residential street in the heart of Belgravia

Guide price **£3,950,000 freehold**



Elystan Street London SW3

reception room | 3 bedrooms | 3 bathrooms | kitchen | cloakroom | utility room
roof terrace | communal gardens | 24hr concierge | lift | EPC rating D

A stunning, immaculately refurbished, penthouse apartment within a portered building with swimming pool, gym and communal gardens

Price on application. Share of freehold



The Tower London SW8

reception room with open-plan kitchen | 2 bedrooms | 2 bathrooms | sky garden
valet parking | concierge | lift | leisure facilities | EPC rating B

A brand new apartment on the tenth floor of this iconic new development, with superb facilities and transport links

Furnished/unfurnished **£1,500 per week**



The Tower London SW8

reception room with open-plan kitchen | 2 bedrooms | 2 bathrooms | sky garden
valet parking | concierge | lift | leisure facilities | EPC rating B

Spacious and light brand new apartment on the sixth floor with stunning river views towards the London Eye, benefitting from fantastic on-site facilities

Furnished/unfurnished **£1,450 per week**



Cadogan Gardens London SW3

double reception room | 2 bedrooms | 2 bathrooms | kitchen | lift
private parking | porter | EPC rating C

A superb, contemporary apartment situated in an exclusive portered development a stone's throw from Sloane Square

Unfurnished **£1,300 per week**



Kings Chelsea London SW10

reception room with open-plan kitchen | 3 bedrooms | 3 bathrooms | 2 balconies
private parking | gym | swimming pool | EPC rating C

A stylish penthouse in a popular private development offering residents leisure facilities, moments from the Kings Road and Fulham Road

Furnished **£1,000 per week**

Each room is generously sized and the apartment comes partly furnished



Lateral four bed apartment



Cumberland Mansions is well situated for the West End and Connaught Village

A spacious four bedroom flat located on the third floor of Cumberland Mansions, a purpose built mansion block within close proximity to Connaught Village. Offering excellent room sizes throughout, the immaculately presented property comprises a master bedroom, en suite bathroom and dressing room, three further double bedrooms, large reception room and separate dining room, a fully fitted, fully integrated contemporary kitchen, guest cloakroom and small balcony.

Cumberland Mansions sits on the western side of Marylebone, on the corner of Brown Street and Nutford Place, near to to Marble Arch underground station. £1,950 per week.

✦ Chard Bayswater & Paddington, 17 Craven Terrace, W2 3QH; 020 7402 4722; chard.co.uk

Coleherne Road, SW10

£1,450,000

One of the finest two bedroom garden apartments in the area
refurbished to a meticulously high standard just off Old Brompton Road



- Two bedrooms
- Two en suite bathrooms
- Large reception space
- Private terrace
- Earls Court underground
- Energy rating d

South Kensington & Chelsea sales
020 7373 8883



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Chard

Edith Grove, SW10

£2,495,000

A wonderful opportunity to purchase a freehold house in Chelsea just off Fulham Road



- Three/Four bedrooms
- Garden
- Self-contained apartment
- Desirable location
- Fulham Broadway underground
- Energy rating d

South Kensington & Chelsea sales
020 7373 8883

Park Mansions, SW1

£1,195,000

A prestigious apartment refurbished to a high standard in the heart of Knightsbridge



- One double bedroom
- Recently refurbished
- Lift access
- Period mansion block
- Knightsbridge underground
- Energy rating e

South Kensington & Chelsea sales
020 7373 8883

Gloucester Road, SW7

A rare opportunity to purchase a freehold house in the heart of South Kensington



£2,500,000

- Three bedrooms
- Two bathrooms
- Period features
- Separate kitchen
- Gloucester Road underground
- Energy rating e

South Kensington & Chelsea sales 020 7373 8883

Princes Gate, SW7

A wonderful opportunity to purchase a two bedroom apartment in a period conversion



£1,395,000

- Two double bedrooms
- Two bathrooms
- Large open plan kitchen/reception
- Close to Hyde Park
- South Kensington underground
- Energy rating d

South Kensington & Chelsea sales 020 7373 8883

Fitzjames Avenue, W14

A wonderful three bedroom apartment on the first floor on Fitzjames Avenue



£1,750,000

- Three bedrooms
- Three bathrooms
- Separate kitchen
- Recently refurbished
- West Kensington underground
- Energy rating d

Fulham sales 020 7731 5115

The Boulevard, SW6

A wonderfully bright sixth floor two bedroom apartment in Imperial Wharf



£749,950

- Two bedrooms
- Two bathrooms
- Separate kitchen
- Balcony
- Imperial Wharf overground
- Energy rating c

Fulham sales 020 7731 5115



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Onslow Gardens, SW7

A stunning four bedroom Victorian conversion on a garden square in South Kensington

£3,950 p/w



- Four bedrooms
- Two bathrooms
- Private terrace
- Spacious reception
- Kitchen with dining area
- Energy rating d

South Kensington & Chelsea lettings
020 7244 7711

Thurloe Square, SW7

A spacious three bedroom flat on Thurloe Square in Knightsbridge

£1,795 p/w



- Three double bedrooms
- Two bathrooms
- First floor
- Separate kitchen
- South Kensington underground
- Energy rating c

South Kensington & Chelsea lettings
020 7244 7711

The Piper Building, SW6

A five bedroom apartment with two private balconies in Parsons Green



£2,500 p/w

- Five double bedrooms
- Four bathrooms
- Two secure parking spaces
- Two balconies with river views
- Parsons Green underground
- Energy rating b

Fulham lettings 020 7384 1400

Imperial Wharf, SW6

Three double bedroom riverside apartment with river views in Imperial Wharf, Fulham



£1,000 p/w

- Three bedrooms
- Balcony overlooking the river Thames
- Second floor with lift access
- Parking included in the rent
- Fulham Broadway underground
- Energy rating c

Fulham lettings 020 7384 1400

Chaldon Road, SW6

Refurbished five bedroom house with a private garden in the heart of Munster Village



£850 p/w

- Five bedrooms
- Two bathrooms
- Double reception room
- Private paved garden
- Fulham Broadway underground
- Energy rating e

Fulham lettings 020 7384 1400

Britannia Road, SW6

Brand new three bedroom flat in the Moore Park Estate, Fulham Broadway



£775 p/w

- Three double bedrooms
- Two bathrooms
- Open plan kitchen
- Private garden
- Fulham Broadway underground
- Energy rating c

Fulham lettings 020 7384 1400



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THE GATEWAYS, SPRIMONT PLACE, SW3

A fabulous opportunity to acquire an unmodernised, double fronted, low built house in a quiet and private Chelsea Green enclave between the excellent shopping and restaurant facilities of The Kings Road and Fulham Road and a short walk from Sloane Square and Knightsbridge.

- * 2 Reception Rooms
- * Kitchen
- * 3 Double Bedrooms
- * Bathroom
- * 2 Cloakrooms

Freehold

£2,650,000

BEANEY PEARCE



Rutland Gardens, Knightsbridge, SW7

£7,100,000

A stunning and elegant first floor, lateral four bedroom apartment in a magnificent period building ideally located opposite Hyde Park and moments away from the world renowned amenities of Knightsbridge. The property provides excellent entertaining space and come with gym, porter and parking, energy rating c.

Beaney Pearce South Kensington Sales

020 7838 1888

BEANEY PEARCE



Draycott Place, Chelsea, SW3

£2,250,000

A three bedroom, two bathroom duplex apartment arranged over the raised ground and lower ground floors of an elegant period building. The property is ideally located for the amenities of Chelsea and benefits from being recently refurbished and interior designed to an excellent standard, energy rating d.

Beaney Pearce Chelsea Sales

020 7590 9500

BEANEY PEARCE



Point West, South Kensington, SW7

£560,000 - £3,950,000

A selection of one to three bedroom apartments in a perfectly located building with parking and 24 hour porters in the heart of Kensington with all the amenities of Gloucester Road including the underground station and two supermarkets on your doorstep, energy ratings b and c.

Beaney Pearce South Kensington Sales

020 7838 1888

Fay Copeland, Wedlake Bell



Our law firm can advise on how to reclaim property when life doesn't go to plan...

Is it possible to give a property to someone whilst retaining the ability to take it back? It may sound like a legal conjuring trick too good to be true but there are planning options available.

Parents often buy properties for sons and daughters with the intention of giving them their own place whilst retaining some control, and financial protection, in case the child later marries and that marriage goes wrong. Similarly, a wealthy party in a relationship may want to move their partner into their home, giving them a share in the property but have the ability to take it back should the relationship fail.

One thing is clear: an outright gift is exactly that. If you make the gift and register the property in the name of the beneficiary only, then they are entitled to beneficial ownership. There is no rolling back the clock.

What is also clear is that you need to do something if you want the ability to go back in time. Cohabitants can acquire a right to a share of the equity in a property simply by living there and making some form of contribution, usually financial, towards the property, its maintenance or improvement. Just because a girlfriend or boyfriend is not named on the title to the property, does not mean they are not entitled to a share of the proceeds.

If you want to give a property but retain an element of control, you should use a trust. A discretionary trust is the best form, and you and the recipient of the gift should be named as trustees and beneficiaries. From the recipient's perspective, they will be named on the Land Registry title as a legal owner, along with you, and are allowed to occupy the property thereby giving evidence of your gift.

However, the trust deed can contain 'protective powers', which are exercisable by you, both to remove trustees and exclude beneficiaries. This gives you the ability, if things go awry, to remove the recipient as trustee and exclude them as beneficiary. Pending this, however, despite being named as a beneficiary, the recipient is not entitled to a share of the equity in the



property as of right: they are only entitled to benefit at the discretion of the trustees, and as you are one of them, you have control.

But there are downsides to using a trust. The recipient would be aware of the 'protective powers' as they are set out in the trust deed, which the recipient would have to sign.

Then there is the old combatant of Inheritance Tax (IHT) for you to consider. The creation of the trust would be subject to an IHT charge at 20 per cent of the value of the property above your available IHT nil-rate band – currently £325,000.

Furthermore, there would be additional IHT due if you died within seven years of setting up the trust. As you are a beneficiary of the trust, the trust is effectively 'looked through' for IHT purposes, and you are still treated as owning the property meaning it is included in your estate on death for IHT purposes (although any IHT already paid at creation is taken into account so as to prevent double taxation).

IHT would also be levied on the trust every 10 years at a maximum rate of six per cent of the value of the property, with a similar charge if the trust is wound up. There may also be a capital gains tax charge on creating the trust if the property is not your only or main residence.

Yet the ultimate value of a trust, despite the professional fees needed to set one up, and the tax due, is that it does allow a gift to be made but also taken back if things go wrong. For some people that may be a fair price to pay to make for a reversible gift.

✦ Fay is a partner and Head of the Private Client team at Wedlake Bell and can be contacted on 020 7395 3000 or fcopeland@wedlakebell.com

If you want to give a property but retain an element of control, you should use a trust. A discretionary trust is the best form

On your market

Your local estate agents sum up the property market in 2013, speculate on next year and tell The Resident what they would like for Christmas!



Charles Davis, Jo Webster

Position in company: Sales Director

Company profile: Jo Webster is the specialist agent for premium residential developments in central London. A boutique agency based in Chelsea, it is ideally located for the prime developments within RBKC and along the Thames.

How has 2013 been for your business? It's been very exciting and lively. Not only has it been the tenth anniversary year for Jo Webster properties, it has been a year where our own records have been broken: the highest volume of sales, the highest pounds per square foot achieved, the most expensive property sold and the fastest time achieved from an enquiry to a sale. It's been our best year yet!

What will 2014 hold in store? We are eagerly anticipating the release of a number of super prime residential developments. We do not anticipate that the latest tax news affecting foreign buyers will dampen the insatiable demand that the capital draws. As London grows and diversifies, so does its properties. New residential developments are becoming ever more exciting, ambitious and innovative.

What would you like from Santa? My ideal stocking would be filled with sales instructions within London's latest prime residential developments, and a Wally Yacht.

✦ 0207 349 7055, charles.davis@jowebster.com



Sophie Roberts, Banda Property

Position in company: Head of property search and acquisition

Company profile: Banda Property provides bespoke property search and development services to individuals and families wishing to purchase properties in central London. Every search is individually tailored to the client, providing a personal and professional service in order to give our clients a competitive advantage and enabling them to access some of London's most desirable homes.

How has 2013 been for your business? The London property market has defied expectations with increased values despite the introduction of new legislation and rising taxes. Banda Property has had over £50m of property value transacted this year. In most instances, cash has been king and our quickest purchase in 2013 was an exchange of contracts within 24 hours.

What will 2014 hold in store? Prime London to increase as an ever expanding zone – we have witnessed buyers seeing the potential of markets adjoining the traditional prime postcodes and expect this ripple effect to continue.

What would you like from Santa? With planned building works to my home next year, a Plain English kitchen would be very nice!

✦ 020 7937 9600, sophie@bandaproperty.co.uk

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in the **Royal Borough of
Kensington &
Chelsea** - more
than any other
agent



We have **18%
more buyers**
than this time
last year

Our international
desk is **fluent**
in **18**
languages



Property prices in
Prime London have
risen 14.24% in
the last year **

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We have
17.5 buyers
registered for
every property *



We achieve, on
average, **98%**
of the asking
price



In 2013, **77%**
of our **Corporate**
tenancies were
to **international**
tenants



We have **four**
offices in
Westminster -
more than any
other agent



Recently
awarded the
UK's best estate
agency for the
2nd year running

Negotiator
Awards

LET



OLD CHURCH STREET, SW3

A charming two bedroom house located in the very heart of Chelsea just moments from the Kings Road and the River Thames. EPC Rating: D.

£875
per week

LET & MANAGED



DRAYTON GARDENS, SW10

A smart and modern first floor two bedroom flat (with lift) situated in a recently built development with the added benefit of an underground parking space. EPC Rating: D.

£775
per week

LET & MANAGED



PHILBEACH GARDENS, SW5

A two double bedroom, two bathroom flat which is superbly situated on the third floor of this period conversion overlooking the stunning communal gardens. EPC Rating: E.

£575
per week

LET & MANAGED



THE LITTLE BOLTONS, SW10

Located in one of the most desirable residential streets, is this fantastic one bedroom apartment on the first floor of this well maintained period building. EPC Rating: E.

£550
per week

LET



PARK WALK, SW10

A two double bedroom flat located in this popular mansion building on a quiet tree lined street just off the Fulham Road. EPC Rating: D.

£475
per week

LET & MANAGED



HARRINGTON GARDENS, SW7

A lovely light and bright fourth floor flat (with lift) in a very well kept period building and located close to Gloucester Road underground station. EPC Rating: D.

£390
per week

Lettings 020 7751 5100

FARRAR



FIRST STREET, SW3

A superb house situated in a charming Chelsea street close to the amenities of both Knightsbridge and the Kings Road. EPC Rating: C. Contact office about our fees.

£1,650
per week
+ fees



LIMERSTON STREET, SW10

This fantastic three bedroom house to rent in Chelsea is perfectly located between the Kings Road and Fulham Road. EPC Rating: E. Contact office about our fees.

£1,600
per week
+ fees



DRAYTON GARDENS, SW10

A delightful and interior designed lateral apartment on the first floor of a red-brick mansion building on Drayton Gardens. EPC Rating: D. Contact office about our fees.

£1,450
per week
+ fees



OLD BROMPTON ROAD, SW5

A remarkable one bedroom property situated on the raised ground floor of a period conversion within easy reach of Gloucester Road. EPC Rating: C. Contact office about our fees.

£730
per week
+ fees



ONSLOW GARDENS, SW7

A fantastic two bedroom flat situated on the 3rd floor of a period conversion on the ever popular Onslow Gardens. EPC Rating: C. Contact office about our fees.

£690
per week
+ fees



DRAYTON GARDENS, SW10

A stunning one bedroom apartment on the first floor (with lift) of this well maintained mansion building with a caretaker. EPC Rating: D. Contact office about our fees.

£550
per week
+ fees

EARLS COURT LETTINGS

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www.farrar.co.uk

VILLAGE vibe

A vibrant community spirit and some of London's most desirable homes make Chelsea one of the capital's most-loved areas

Chelsea is often described as a series of small 'villages', each with its own attractions and character, providing a sense of

community that is highly valued by its inhabitants. With a global reputation, it is home to some of London's most exclusive properties, especially in the area around Sloane Square with its Michelin-starred restaurants and high-end boutiques, while the King's Road has, of course, been fashionable since the 1960s. The area offers lovely period architecture and garden squares, along with excellent schools and good transport links into and out of town.

'Chelsea benefits from a central location with good access to the City, but it also maintains its village feel,' explains Benson Beard of Bective Leslie Marsh, noting too its 'close proximity to Knightsbridge and Hyde Park'.

Andy Buchanan of John D Wood believes 'many buyers enjoy memories of happy times they have had in Chelsea earlier in their lives, and then it becomes a life goal to live here. The private estates which own much of Chelsea have all invested in their territories, appealing to more international residents,' he adds. 'Since the Cadogan Estate concentrated

TYPICAL PRICES:
Studio and one-bedroom flats start at around £325,000 with well-located family homes rising to over £20m

TYPICAL RENTS:
Studios from around £190pw to substantial luxury homes for over £20,000pw

WHO BUYS/RENTS HERE:
British buyers and tenants attracted by the community spirit and international investors influenced by Chelsea's global recognition

on improving Sloane Street, attracting a huge swathe of the world's most important fashion retailers, their success has spread to the redevelopment of Duke of York's Square and shortly this will extend along King's Road with further improved retail, commercial and residential availability.'

Chelsea 'captures the best of the London property market' says Charlie Bubear of Savills, offering everything from studio apartments to cobbled mews houses, townhouses on garden squares and detached villas. 'We've found over a

third of buyers purchasing property in Chelsea as their main residence, with a further 30% buying a second home here', he says, adding that values have increased by close to 50% over the past five years, with Savills Research predicting a growth of 23% by 2017.

Both international and British buyers flock to Chelsea. 'The majority of our buyers are European (French, Italian, Swedish),' says Sophie Panizzo of Sotheby's International Realty, while Richard Barber of W.A.Ellis notes that 'Chelsea retains its position as the



PROPERTY TO BUY AND RENT IN CHELSEA



This four-bedroom garden square house provides generous entertaining space and state-of-the-art technology and security. It is located on Paultons Square, SW3: £4,950,000 (Chesterton Humberts, 020 7594 4740)



On Cheyne Row, SW3, with an attractive rear garden, this six-bedroom, Grade II listed Queen Anne house has been modernised yet retains many period features: £6,850,000 (John D Wood & Co., 020 7352 1484)



number one destination for British investors, who typically purchase the high quality family houses. The area is also renowned for its low-build houses, principally built in the 1920s and 1930s.'

'Large family houses are now attracting buyers with budgets reaching £50m,' says Andy Buchanan. 'However, they have to settle for something at half this price due to the level of stock available both on and off market. Typical Chelsea houses range from £4-12m, and we have a similar demand whether they are modernised or unmodernised.'

Buyers with budgets up to £50m have to settle for something at half this price due to lack of stock

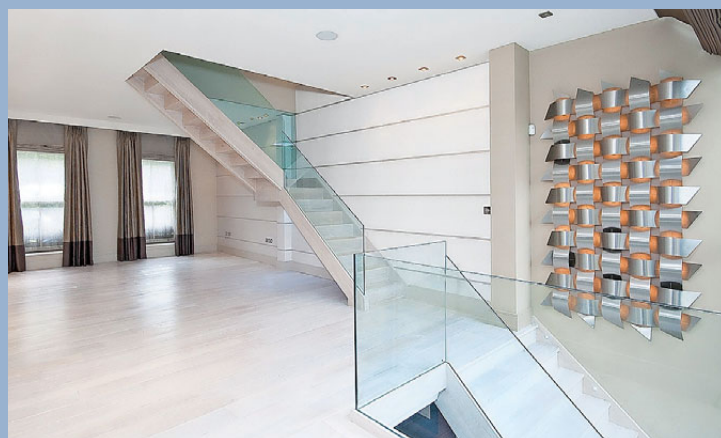
As with most of central London, Chelsea continues to suffer from low stock levels, 'currently around 30-40% lower than the norm,' says Tom Lewis of Cluttons. 'This is creating a staccato market with new instructions not

appearing often but when they do properties are snapped up instantly, especially in the sub £2m market.'

The opposite has been true for lettings. 'The market has shifted over the past 12 months and as supply increased, so did tenants' expectations,' says Mary Musgrave of Cluttons. Alice Umfreville of Strutt & Parker adds that 'tenants have quite a bit of choice, preventing prices from being hiked up'. 'Rent levels vary enormously with SW3 generally being more expensive than SW10,' says Fiona Guthrie of Plaza Estates.



Moments from Sloane Square, this two-bedroom, two-bathroom flat with balcony is located in a building on Cadogan Gardens, SW3, with a lift and caretaker: £1,300pw (Strutt & Parker, 0207 589 9966)



This re-designed period house on the King's Road, SW10, offers contemporary living with designer fixtures and fittings. It has four bedrooms and four bathrooms: £3,995pw (Plaza Estates, 0207 596 6999)

PLAZA estates



OVINGTON GARDENS, SW3

A south facing immaculately presented air conditioned 2 bedroom third floor Knightsbridge flat, extending to 766 sq ft with lift set in a modern block. Located a few minutes from Harrods department store and 10 minutes from Hyde Park.
Reception Room, Two Bedrooms, Two Shower Rooms/WC, Fitted Kitchen, Lift, Caretaker, Air Conditioning.

LEASEHOLD 143 YEARS UNEXPIRED

£1,675,000

KNIGHTSBRIDGE: 51 BEAUCHAMP PLACE LONDON SW3 1NY 020 7581 7646



TITE STREET, SW3

Exceptional low built double fronted house, quietly situated overlooking its own garden and the Royal Hospital and Physic Gardens to the rear. 6863 sq ft. Furnished/Unfurnished.

7 Bedrooms, 7 Bathrooms, Cloakroom, 5 Reception Rooms, Kitchen/Breakfast Room, Private Garden, 2 Terraces, Garage, Wine Cellar, EPC Rating D.

£15,000 PER WEEK (fees apply)

Ed Mead, Douglas & Gordon Chelsea



The Chelsea market maintains a fashionable reputation with buyers despite tough conditions

Agents are good at selling their own book. Sadly this can leave prospective sellers and buyers with a dearth of helpful or useful facts to work with and anyone with half a brain knows that both sellers and buyers had a thin time last year. Sure, there were some well trumpeted record prices achieved but being well past 50, I'm seriously having difficulty in remembering a time when buyers had a wide choice from which to buy.

Despite a dysfunctional market, it's good to see headlines being made by old fashioned artistic types wanting to come and live here rather than the adverse headlines bankers and basements create. This is an area that attracts people via its image and perhaps the Beckhams and the Wests can bring a bit of old fashioned grooviness to the King's Road which, let's face it, has been getting a bit bland as of late.

✎

✎



A spectacular second floor, two bed, two bath 1,086 sq ft flat on Chelsea Embankment with direct southerly views over the River Thames towards Battersea Park. £2,250,000, Leasehold

✎

✎

Despite a dysfunctional market, it's good to see headlines being made by old fashioned artistic types wanting to come and live here rather than the adverse headlines bankers and basements create

This second floor, two bed, two bath 888 sq ft flat comes with a lift, wooden floors, beautiful bathrooms, and a kitchen with tiled floors and underfloor heating. The flat in Royal Court House is located on the quieter Ellis Street side of the block and could be occupied without further expense. £2,500,000, Leasehold



Decorated Garlands
Delicious Gingerbread
Dressed Goose
Distribute Goodwill
December Greetings
Dasher's Gang
Dressing Glamorously
Dancing Gratuitously
Decorations Glistening
Dining Grandly
Drinks Galore
Douglas & Gordon

Making perfect pairings with people
and property this Christmas.



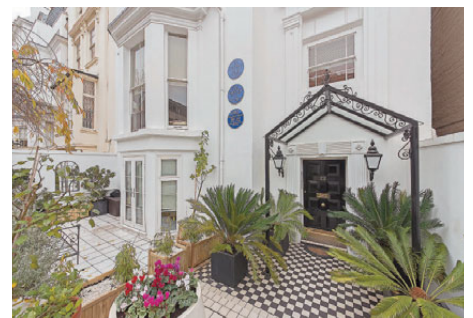
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£2,300,000
Share of Freehold
Hyde Park Gate SW7

Kensington Gate Sales
020 7581 1152 | kengatesales@dng.co.uk

A spacious third floor flat within a beautiful period building which benefits from two double bedrooms, two bathrooms, a separate kitchen and large reception room and is well-presented throughout.



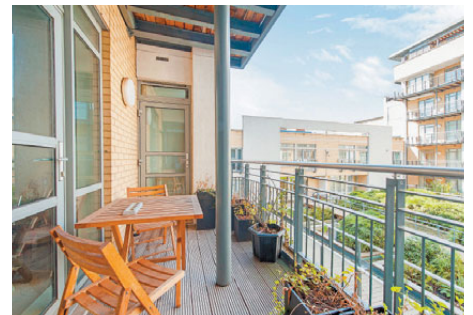
Master bedroom with en-suite shower room, Second bedroom, Bathroom, Reception room, Kitchen, Lift, EPC: C.



£1,295,000
Leasehold
Guildhouse Street SW1V

Pimlico & Westminster Sales
020 7931 8200 | pimlicosales@dng.co.uk

A two double bedroom apartment with a balcony offering circa 1,066 sq.ft of living space on the third floor (lift) in the highly sought-after Pimlico Place development.



Master bedroom with en-suite bathroom, Second bedroom, Shower room, Reception room, Kitchen, Lift, 24 hour concierge, Balcony, Communal garden, Underground parking, Gym, EPC: B.

douglasandgordon.com

Douglas & Gordon



£1,250,000
Freehold
Burnthwaite Road SW6

Fulham Sales
020 7731 4391 | fulhamsales@dng.co.uk

A beautifully presented four bedroom family house offering 1,450 sq.ft of stunning living space on a popular residential road in the heart of Fulham.



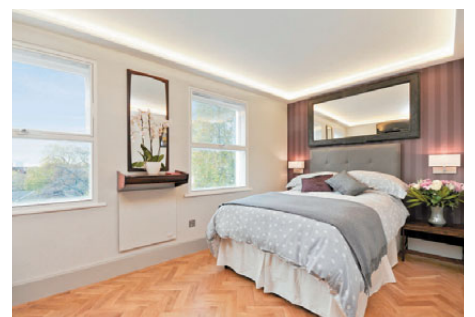
Master bedroom with en-suite bathroom, 3 further bedrooms, Bathroom, Double reception room, Kitchen, Utility, Cloakroom, EPC: E.



£1,150,000
Share of Freehold
St. Stephens Gardens W2

Notting Hill Sales
020 7727 7777 | nhsales@dng.co.uk

A fully refurbished and restored two double bedroom top floor duplex apartment with the most fabulous views over the garden square.



Master bedroom with en-suite bathroom, Second double bedroom, Shower room, Reception room, Kitchen/dining room, Home entertainment management system, Lift, EPC: D.



£1,750 per week
Unfurnished
Cadogan Square SW1X

Chelsea Lettings
020 7581 6666 | chelsealets@dng.co.uk

A recently refurbished three bedroom flat which has been finished to the highest standard, situated minutes from Sloane Square.



3 bedrooms, En-suite bathroom, En-suite shower room, Cloakroom, Reception room, Kitchen, Communal gardens, EPC: E.



£1,050 per week
Unfurnished
Jay Mews SW7

Kensington Gate Lettings
020 7589 5252 | kengatelets@dng.co.uk

A beautifully refurbished, modern mews house in this fantastic location close to Hyde Park and the Royal Albert Hall.



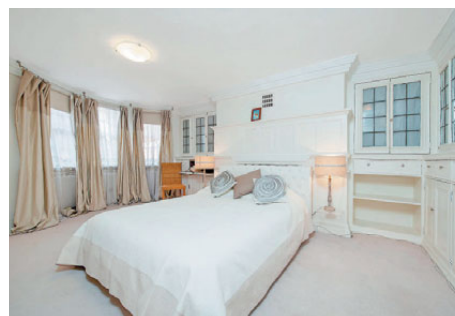
2 double bedrooms, 2 bathrooms, Reception room, Kitchen, Roof terrace, EPC: D.



£995 per week
Furnished/Unfurnished
Palace Court W2

Kensington Lettings
020 7792 1331 | kenlets@dng.co.uk

A stunning split-level raised ground floor apartment in this beautiful building with many original period features and a great deal of character.



2 double bedrooms, En-suite bathroom, En-suite shower room, Reception room, Kitchen, Allocated off street parking for one car, Secure gated building, Porter, EPC: G,



£640 per week
Unfurnished
Vespan Road W12

Hammersmith & Shepherds Bush Lettings
020 8563 4422 | hamlets@dng.co.uk

A fantastic house situated on this lovely quiet road off Askew Road. This property would make a great family home and is available to move into from early to mid January.



3 double bedrooms, Bathroom, Double reception room, Kitchen/breakfast room, Cloakroom, Utility room, EPC: D.

Nº 1

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* The Zoopla Property Power 100 is a live leaderboard of the top 100 most influential residential property agents on Twitter. Ranking correct as at 18 September 2013

